BILL NO. S-81-02-40

SPECIAL ORDINANCE NO. S-70-81

AN ORDINANCE authorizing the City of Fort Wayne to issue its "Economic Development First Mortgage Revenue Bonds, Series 1981 (Bruce E. Winebrenner)" and approving other actions in respect thereto.

WHEREAS, the Fort Wayne Economic Development Commission has rendered its Project Report on the application of Bruce E. Winebrenner regarding the financing of proposed economic development facilities consisting of plant and office facilities on Lot 9 Centennial Industrial Park, Fort Wayne, and the City Plan Commission has commented favorably thereof; and

WHEREAS, the Fort Wayne Economic Development Commission conducted a public hearing on February 19, 1981, and also adopted a Resolution on said date which Resolution has been transmitted hereto, finding that the financing of certain economic development facilities as described in the project complies with the purposes and provisions of I.C. 18-6-4.5 and that such financing will be of benefit to the health and welfare of the City of Fort Wayne and its citizens; and

WHEREAS, the Fort Wayne Economic Development Commission has heretofore approved and recommended the adoption of this form of Ordinance by this Common Council and has approved the forms of and has transmitted for approval by the Common Council the financing documents including Mortgage and Indenture of Trust, Loan Agreement, Lease from Bruce E. Winebrenner to C.L. Schust Assignment of Lease, Consent to Assignment and Series 1981 Bond. NOW THEREFORE,

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, THAT:

SECTION 1. It is hereby found that the financing of the economic development facilities referred to in the Loan Agreement approved by the Fort Wayne Economic Development Commission and presented to this Common Council, the issuance and sale of revenue bonds, the loan of the proceeds of the revenue bonds to the applicant for the acquisition and construction of such facilities

and the equipping thereof, the payment of the revenue bonds by the applicant under the Loan Agreement and the securing of said bonds by such facilities under the financing documents complies with the purposes and provisions of I.C. 18-6-4.5 and will be of benefit to the health and welfare of the City of Fort Wayne and its citizens.

SECTION 2. The final forms of the financing documents approved by the Fort Wayne Economic Development Commission are hereby approved and all such documents (herein collectively referred to as the "Financing Agreement" referred to in I.C. 18-6-4.5), shall be incorporated herein by reference and shall be inserted in the minutes of the Common Council and kept on file by the Clerk.

SECTION 3. The City of Fort Wayne shall issue its Economic Development First Mortgage Revenue Bonds, Series 1981 (Bruce E. Winebrenner Project), in the total principal amount of $450,000.00 dated February 1, 1981, payable with interest at 10 1/2% due 1993 for the purpose of procuring funds to pay the costs of acquisition and construction of the economic development facilities as more particularly set out in the financing documents incorporated herein by reference which bonds will be payable as to principal, premium, if any, and interest from the note payments made by the applicant under the Loan Agreement and Note or as otherwise provided in the financing documents. The bonds shall never constitute a general obligation of, an indebtedness of, or a charge against the general credit of the City of Fort Wayne.

SECTION 4. The Mayor, Clerk and/or Controller are authorized and directed to sell such bonds to the purchasers thereof at a rate of interest per annum on the bonds not less than that provided therein and at a price not less than the principal amount thereof.

SECTION 5. The Mayor and Clerk are authorized and directed to execute the documents constituting the financing agreement herein on behalf of the City and any other document which may be necessary or desirable to consummate the transaction, including

the bonds authorized herein. The signatures of the Mayor and Clerk on the bonds may be facsimile signatures. The Clerk is authorized to arrange for delivery of such bonds to the Trustee named in the loan agreement, payment for which will be made to said Trustee and delivered by the Trustee to the purchasers thereof.

SECTION 6. The provisions of this Ordinance and the financing documents securing the bonds shall constitute a contract binding between the City of Fort Wayne and the holder of the Economic Development First Mortgage Revenue Bonds, Series 1981 (Bruce E. Winebrenner Project), and after the issuance of said bonds, this Ordinance shall not be repealed or amended in any respect which would adversely affect the rights of such holders so long as any of said bonds or the interest thereon remains unpaid.

SECTION 7. This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

Vivian G. Schmidt
COUNCILMAN

APPROVED AS TO FORM AND
LEGALITY FEBRUARY 20, 1981.

J. E. Hoffman
JOHN E. HOFFMAN, CITY ATTORNEY

Read the first time in full and on motion by V. Schmidt, seconded by Talarico, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M.,E.S.T.

DATE: 2-24-81

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by V. Schmidt, seconded by Stier, and duly adopted, placed on its passage. PASSED ~~(LOST)~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	9				
BURNS	✓				
EISBART	✓				
GiaQUINTA	✓				
NUCKOLS	✓				
SCHMIDT, D.	✓				
SCHMIDT, V.	✓				
SCHOMBURG	✓				
STIER	✓				
TALARICO	✓				

DATE: 3-10-81

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ZONING MAP)~~ ~~(GENERAL)~~ ~~(ANNEXATION)~~ (SPECIAL) ~~(APPROPRIATION)~~ ORDINANCE ~~(RESOLUTION)~~ No. S-70-81 on the 10th day of March, 19 81.

ATTEST:
Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

(SEAL)
John Nuckols
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day of March, 19 81, at the hour of 11:30 o'clock A M.,E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 13th day of March 19 81, at the hour of 11 o'clock A M.,E.S.T.

Winfield C. Moses, Jr.
WINFIELD C. MOSES, JR.
MAYOR

BILL NO. S-81-02-40

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON Finance TO WHOM WAS REFERRED AN ORDINANCE authorizing the City of Fort Wayne to issue its "Economic Development First Mortgage Revenue Bonds, Series 1981 (Bruce E. Winebrenner)" and approving other actions in respect thereto

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE Do PASS.

VIVIAN G. SCHMIDT, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

MARK E. GiaQUINTA

PAUL M. BURNS

ROY J. SCHOMBURG

3-10-81
DATE

CONCURRED IN
CHARLES W. WESTERMAN, CITY CLERK

RESOLUTION

FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION
FORT WAYNE, INDIANA

RE: BRUCE E. WINEBRENNER PROJECT

BE IT RESOLVED BY THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION THAT:

Section 1. It finds that the proposed financing of economic development facilities presented to this meeting for the Bruce E. Winebrenner project in the amount of $450,000.00 for a plant and office facilities on Lot 9 in Centennial Industrial Park, Fort Wayne, Indiana, complies with the purposes and provisions of I.C. 18-6-4.5 and will be of benefit to the health and welfare of the City of Fort Wayne and its citizens.

Section 2. The final forms of Mortgage and Indenture of Trust, Loan Agreement, Lease from Bruce E. Winebrenner to C.L. Schust Company, Inc., Assignment of Lease, Consent to Assignment and Series 1981 Bond, and a proposed form of Ordinance for the Common Council presented to this meeting are hereby approved.

Section 3. The proposed economic development facilities will not have an adverse competitive effect on any similar facilities already under construction or in operation in the City of Fort Wayne, Indiana.

Section 4. A copy of this Resolution shall be presented to the Common Council.

Adopted this 19 day of February, 1981.

FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION

BY: _____
PRESIDENT

_____
SECRETARY

Admn. Appr. _____

DIGEST SHEET

S-81-02-40

TITLE OF ORDINANCE Special Ordinance

DEPARTMENT REQUESTING ORDINANCE Economic Development Commission

SYNOPSIS OF ORDINANCE An Ordinance authorizing the City of Fort Wayne to issue its "Economic Development First Mortgage Revenue Bonds, Series 1981 (Bruce E. Winebrenner)" and approval of final financing documents. An Inducement Resolution for this project was previously adopted by City Council.

EFFECT OF PASSAGE Permanent financing of facilities.

EFFECT OF NON-PASSAGE None of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) None.

ASSIGNED TO COMMITTEE (PRESIDENT) _____

Jerome

BRUCE E. WINEBRENNER

AND

CITY OF FORT WAYNE, INDIANA

TO

INDIANA BANK AND TRUST COMPANY OF FORT WAYNE
as Trustee

MORTGAGE AND INDENTURE OF TRUST

Dated as of February 1, 1981

TABLE OF CONTENTS

(This Table of Contents is not a part of this Indenture of Trust and is only for convenience of reference.)

		Page
PARTIES		1
PREAMBLES		1
GRANTING CLAUSES		10
ARTICLE I	DEFINITIONS	13
ARTICLE II	THE BONDS	
Section 2.01.	Authorized Amount of Series 1981 Bonds	15
Section 2.02.	Issuance of Bonds; Denomination; Numbers	15
Section 2.03.	Execution; Limited Obligation	15
Section 2.04.	Authentication	16
Section 2.05.	Forms of Series 1981 Bonds	17
Section 2.06.	Issuance and Delivery of Series 1981 Bonds	17
Section 2.07.	Mutilated, Lost, Stolen or Destroyed Bonds	19
Section 2.08.	Registration of Bonds; Persons Treated as Owners	20
Section 2.09.	Exchange; Transfer	21
Section 2.10.	Destruction of Bonds	22
Section 2.11.	Priority Over Other Liens	22
Section 2.12.	Applicability of Bond Terms	22
ARTICLE III	REDEMPTION OF BONDS BEFORE MATURITY	
Section 3.01.	Redemption Dates and Prices	23
Section 3.02.	Notice of Redemption	23
Section 3.03.	Redemption Payments	24
Section 3.04.	Cancellation	24
Section 3.05.	Partial Redemption of Bonds	24

TABLE OF CONTENTS

(This Table of Contents is not a part of this Indenture of Trust and is only for convenience of reference.)

		Page
PARTIES		1
PREAMBLES		1
GRANTING CLAUSES		10
ARTICLE I	DEFINITIONS	13
ARTICLE II	THE BONDS	
Section 2.01.	Authorized Amount of Series 1981 Bonds	15
Section 2.02.	Issuance of Bonds; Denomination; Numbers	15
Section 2.03.	Execution; Limited Obligation	15
Section 2.04.	Authentication	16
Section 2.05.	Forms of Series 1981 Bonds	17
Section 2.06.	Issuance and Delivery of Series 1981 Bonds	17
Section 2.07.	Mutilated, Lost, Stolen or Destroyed Bonds	19
Section 2.08.	Registration of Bonds; Persons Treated as Owners	20
Section 2.09.	Exchange; Transfer	21
Section 2.10.	Destruction of Bonds	22
Section 2.11.	Priority Over Other Liens	22
Section 2.12.	Applicability of Bond Terms	
ARTICLE III	REDEMPTION OF BONDS BEFORE MATURITY	
Section 3.01.	Redemption Dates and Prices	23
Section 3.02.	Notice of Redemption	23
Section 3.03.	Redemption Payments	24
Section 3.04.	Cancellation	24
Section 3.05.	Partial Redemption of Bonds	24

		Page
ARTICLE IV	GENERAL COVENANTS	
Section 4.01.	Payment of Principal, Premium, if any, and Interest	26
Section 4.02.	Performance of Covenants; Issuer and Borrower	26
Section 4.03.	Instruments of Further Assurance; Ownership	27
Section 4.04.	List of Bondholders	27
Section 4.05.	Rights under Agreement and Note	28
Section 4.06.	Non-assignment of Notes	28
ARTICLE V	REVENUES AND FUNDS	
Section 5.01.	Source of Payment of Bonds	30
Section 5.02.	Creation of Bond Fund	30
Section 5.03.	Payments into Bond Fund	30
Section 5.04.	Use of Moneys in Bond Fund	31
Section 5.05.	Custody of Bond Fund	31
Section 5.06.	Creation of Construction Fund	32
Section 5.07.	Payments into Construction Fund; Disbursements	32
Section 5.08.	Completion of Project	32
Section 5.09.	Non-presentment of Bonds or Coupons, if any	32
Section 5.10.	Moneys to be Held in Trust	33
Section 5.11.	Repayment to Borrower from Bond Fund	33
Section 5.12.	Condemnation and Insurance Proceeds	33
ARTICLE VI	INVESTMENT OF MONEYS	34
ARTICLE VII	POSSESSION, USE AND PARTIAL RELEASE OF MORTGAGE; DISCHARGE OF LIEN	
Section 7.01.	Subordination to Rights of Borrower	36
Section 7.02.	Granting or Release of Easements	36
Section 7.03.	Discharge of Lien	36
Section 7.04.	Release of Portions of Project Site	38
ARTICLE VIII	DEFAULT PROVISIONS AND REMEDIES OF TRUSTEE AND BONDHOLDERS	
Section 8.01.	Defaults; Events of Default	39
Section 8.02.	Acceleration	39
Section 8.03.	Foreclosure of Project	39

		Page
Section 8.04.	Other Remedies; Rights of Bondholders	40
Section 8.05.	Right of Bondholders to Direct Proceedings	40
Section 8.06.	Appointment of Receivers	41
Section 8.07.	Application of Moneys	41
Section 8.08.	Remedies Vested in Trustee	43
Section 8.09.	Rights and Remedies of Bondholders	43
Section 8.10.	Termination of Proceedings	44
Section 8.11.	Waivers of Events of Default	44
Section 8.12.	Notice of Defaults under Section 8.01(c); Opportunity of Borrower to Cure Such Defaults	44
ARTICLE IX	TRUSTEE	
Section 9.01.	Acceptance of Trusts	46
Section 9.02.	Fees, Charges and Expenses of Trustee and Paying Agent	49
Section 9.03.	Notice to Bondholders if Default Occurs	49
Section 9.04.	Intervention by Trustee	49
Section 9.05.	Successor Trustee	49
Section 9.06.	Resignation by Trustee	50
Section 9.07.	Removal of Trustee	50
Section 9.08.	Appointment of Successor Trustee	50
Section 9.09.	Concerning Any Successor Trustee	51
Section 9.10.	Recordation or Filing of Agreement, Note or Notes, Indenture and Other Instruments	51
Section 9.11.	Designation and Succession of Paying Agent	51
Section 9.12.	Appointment of Co-Trustee	52
ARTICLE X	SUPPLEMENTAL INDENTURES	
Section 10.01.	Supplemental Indentures Not Requiring Consent of Bondholders	54
Section 10.02.	Supplemental Indentures Requiring Consent of Bondholders	54
ARTICLE XI	AMENDMENT OF AGREEMENT AND NOTES	
Section 11.01.	Amendments, etc., to Agreement and Notes Not Requiring Consent of Bondholders	56
Section 11.02.	Amendments, etc., to Agreement and Notes Requiring Consent of Bondholders	56

		Page
ARTICLE XII	MISCELLANEOUS	
Section 12.01.	Consents, etc., of Bondholders	57
Section 12.02.	Limitation of Rights	57
Section 12.03.	Severability	58
Section 12.04.	Notices	58
Section 12.05.	Payments Due on Saturdays, Sundays and Holidays	58
Section 12.06.	Counterparts	58
Section 12.07.	Applicable Provisions of Law	59
Section 12.08.	Captions	59
TESTIMONIUM		60
SIGNATURES AND SEALS		60
EXHIBIT A		61
ACKNOWLEDGMENTS		62

MORTGAGE AND INDENTURE OF TRUST

THIS MORTGAGE AND INDENTURE OF TRUST (the "Indenture") made and entered into as of February 1, 1981, among the City of Fort Wayne, a municipal corporation organized and existing under the laws of the State of Indiana ("Issuer"), Bruce E. Winebrenner, a proprietorship organized and existing under the laws of the State of Indiana ("Borrower"), and Indiana Bank and Trust Company of Fort Wayne, Fort Wayne, Indiana, a state banking association, with its principal office located at Fort Wayne, Indiana, as Trustee ("Trustee").

WITNESSETH:

WHEREAS, the Indiana Code, Title 18, Article 6, Chapter 4.5 (the "Act"), has been enacted by the Legislature of Indiana; and

WHEREAS, the Act declares that the financing of economic development facilities constitutes a public purpose; and

WHEREAS, the Act provides that an issuer may pursuant to the Act issue revenue bonds and loan the proceeds thereof to a proprietorship for the purpose of financing all costs of acquisition or construction of facilities, including real and personal property, for diversification of economic development and promotion of job opportunities in or near such issuer, such revenue bonds being payable primarily from the revenues derived from the repayment of such loan; and

WHEREAS, the Act provides that such bonds may be secured by a trust indenture between the Issuer and a corporate trustee; and

WHEREAS, pursuant to and in accordance with the provisions of the Act, by ordinance of the legislative body of the City of Fort Wayne, in furtherance of the purposes of the Act, Issuer proposes to make a loan to Bruce E. Winebrenner for the purpose of financing the economic development facilities under construction or to be constructed in the City of Fort Wayne, Indiana, consisting of certain economic development facilities described in Exhibit A hereto; and Issuer proposes to provide funds for such loan by the issuance of its revenue bonds in the aggregate principal amount of $400,000 under this Mortgage and Indenture of Trust and to secure said loan by an assignment and pledge of the agreement pursuant to which the loan is made and Borrower's promissory note issued to evidence the debt created by said loan, and Borrower will secure said loan by his promissory note, by granting a mortgage of the Project Site (as

hereinafter defined) and Building (as hereinafter defined) pursuant to the direction of Issuer to Trustee for the benefit of the Bondholders (as hereinafter defined); and

WHEREAS, Issuer proposes to loan to Borrower, and Borrower desires to borrow from Issuer funds, to defray the cost of financing the Project and certain incidental costs upon the terms and conditions set forth in the Agreement, and Issuer proposes to make the loan and Borrower proposes to issue his promissory note to evidence such loan upon the terms and conditions set forth in said Agreement, and Borrower proposes to mortgage the Project Site (as hereinafter defined) and Building (as hereinafter defined) to the Trustee for the benefit of the Bondholders; and

WHEREAS, it has been determined that the estimated amount necessary to finance the cost of the Project, including necessary expenses incidental thereto, will require the issuance, sale and delivery of economic development first mortgage revenue bonds in the principal amount of $400,000 (the "Series 1981 Bonds"), as hereinafter provided; and

WHEREAS, the coupon Series 1981 Bonds and the interest coupons to be attached thereto and registered Series 1981 Bonds without coupons and Trustee's certificate of authentication to be endorsed on such Series 1981 Bonds are to be in substantially the following form, with appropriate variations, omissions and insertions as permitted or required by this Indenture, to-wit:

(Form of Fully Registered Series 1981 Bond)

No. _____ $_____

UNITED STATES OF AMERICA
STATE OF INDIANA
CITY OF FORT WAYNE
ECONOMIC DEVELOPMENT FIRST MORTGAGE
REVENUE BOND, SERIES 1981
(BRUCE E. WINEBRENNER PROJECT)

The City of Fort Wayne, a municipal corporation organized and existing under the laws of the State of Indiana ("Issuer"), for value received, promises to pay from the source and as hereinafter provided to _____ or registered assigns, upon presentation hereof the principal sum of Four Hundred Thousand Dollars ($400,000) with interest

thereon (calculated on the basis of a 360-day year, 30-day month) at the rate of ten and one-half percent (10 1/2%) per annum, as follows: (a) a payment of interest only on _____; and (b) payments of principal and interest in equal monthly installments of $_____ commencing on _____, 1981, and on the first day of each month thereafter, and with a final installment of $_____ on _____, 1993, except as the provisions hereinafter set forth with respect to redemption prior to maturity may become applicable hereto, principal of this Series 1981 Bond being payable in lawful money of the United States of America at the principal office of Indiana Bank and Trust Company of Fort Wayne, Fort Wayne, Indiana, as Trustee, or its successor in trust ("Trustee"), and interest on this Series 1981 Bond being payble by check or draft mailed or delivered to the registered owner at the address of such owner as it appears on the Bond Register. In the event interest on this Series 1981 Bond becomes taxable as provided in Section 2.06 of the Indenture, the interest shall be payable at a rate equal to the prime commercial lending rate per annum established by Indiana Bank and Trust Company of Fort Wayne at its principal office from time to time, which rate shall change from time to time effective with the change in the prime rate ("Taxable Rate") from the date of the Determination of Taxability (as defined in the Indenture).

This Series 1981 Bond is one of an authorized issue of Economic Development First Mortgage Revenue Bonds, Series 1981 (Bruce E. Winebrenner Project) ("Series 1981 Bonds") limited, except as provided with respect to Additional Bonds in a Mortgage and Indenture of Trust dated as of February 1, 1981 (which document as from time to time amended and supplemented, is hereinafter referred to as the "Indenture"), in aggregate principal amount of $400,000 issued for the purpose of financing certain economic development facilities ("Project"), in the City of Fort Wayne, Indiana, for Bruce E. Winebrenner, an Indiana proprietor ("Borrower"), and paying necessary expenses incidental thereto so as to promote diversification of economic development and job opportunities in and near the City of Fort Wayne, Indiana. The proceeds of the Series 1981 Bonds will be loaned by Issuer to Borrower ("Loan") under the terms of a Loan Agreement for the Project dated as of February 1, 1981 (which agreement as from time to time amended and

supplemented is hereinafter referred to as the "Agreement"), and Borrower has issued a Series 1981 Promissory Note dated as of February 1, 1981, ("Series 1981 Note") as security for his obligation to repay the Loan. The Series 1981 Bonds are all issued under and are equally and ratably secured by and entitled to the protection of the Indenture, duly executed and delivered by Issuer and Borrower to Trustee, which Indenture is recorded in the office of the Recorder of Allen County, Indiana.

Reference is made to the Indenture for a description of the property mortgaged, and interests pledged and assigned, the provisions, among others, with respect to the nature and extent of the security, the rights, duties and obligations of Issuer, Borrower, Trustee and the holders of the Series 1981 Bonds and terms upon which the Series 1981 Bonds are issued and secured and the terms and conditions upon which the Series 1981 Bonds will be deemed to be paid at or prior to maturity or redemption of the Series 1981 Bonds, upon the making of provision for the payment thereof in the manner set forth in the Indenture, and to all the provisions of which the holder hereof by the acceptance of this Series 1981 Bond assents.

The Series 1981 Bonds are issuable in the form of registered Series 1981 Bonds without coupons in the denomination of $5,000 or any multiple thereof.

This Series 1981 Bond is transferable by the registered holder hereof in person or by his attorney duly authorized in writing at the principal office of the Trustee in the City of Fort Wayne, Indiana, but only in the manner, subject to the limitations and upon payment of the charges provided in the Indenture, and upon surrender of this Series 1981 Bond. Upon such transfer a new registered Series 1981 Bond or Bonds without coupons of authorized denomination or denominations, for the same aggregate principal amount will be issued to the transferee in exchange therefor. The Issuer, the Trustee and any agent of the Issuer may deem and treat the registered holder hereof as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and premium, if any, hereon and interest due hereon and for all other purposes and neither the Issuer, the Trustee nor any agent of the Issuer shall be affected by any notice to the contrary.

If called for redemption as provided in the Agreement, the Series 1981 Bonds shall be subject to redemption by Issuer on any interest payment date, in whole or in part (in inverse order of maturities and by lot within maturities in such manner as Trustee may determine) at 100% of the principal amount thereof, plus accrued interest to the redemption date (except that if a Determination of Taxability shall have occurred the rate of interest shall be the Taxable Rate from the date of the Determination of Taxability).

If funds are deposited in the Bond Fund for redemption of Bonds pursuant to Sections 2.2(k), 3.6, 4.10, or 5.2 of the Agreement, the Bonds shall be subject to redemption by Issuer on any interest payment date, in whole or in part (in inverse order of maturities and by lot within maturities in such manner as Trustee may determine), at 100% of the principal amount thereof plus accrued interest to the redemption date.

In the event any of the Bonds are called for redemption as aforesaid, notice thereof identifying the Bonds or portions thereof to be redeemed will be given by Trustee by publication at least twice in a newspaper or financial journal of general circulation published in the City of Fort Wayne, Indiana, the first of which shall be published not less than thirty days prior to the redemption date, and in the case of the redemption of Bonds at the time registered as to principal (except to bearer) upon mailing a copy of the redemption notice by registered or certified mail at least thirty days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books; provided, however, that failure to give such notice by mailing or any defect therein, shall not affect the validity of any proceeding for the redemption of Bonds. If all of the Bonds to be redeemed are at that time registered as to principal (except to bearer), notice by mailing given by registered or certified mail to the owner or owners thereof not less than thirty days prior to the date fixed for redemption shall be sufficient and published notice of the call for redemption need not be given; provided, however, that failure to give such notice by mailing, or any defect therein, shall not affect the validity of any proceeding for the redemption of any Bond with respect to which no such failure has occurred. All

Bonds so called for redemption will cease to bear interest after the specified redemption date provided funds for their redemption are on deposit at the place of payment at that time. If, because of the temporary or permanent suspension of the publication or general circulation of any newspaper or financial journal or for any other reason, it is impossible or impractical to publish such notice of call for redemption in the manner herein provided, then such publication in lieu thereof as shall be determined by Trustee shall constitute a sufficient publication of notice.

The Series 1981 Bonds are issued pursuant to and in full compliance with the constitution and laws of the State of Indiana, particularly the Indiana Code, Title 18, Article 6, Chapter 4.5 and pursuant to an ordinance adopted by Issuer which ordinance authorizes the execution and delivery of the Agreement and the Indenture. This Series 1981 Bond and the issue of which it forms a part are limited obligations of Issuer and are payable solely out of the revenues and other amounts derived from the Series 1981 Note and the Agreement. Neither the State of Indiana, nor Issuer, nor any political subdivision shall be obligated to pay the principal of the Series 1981 Bonds or the interest thereon or other costs incident thereto except from the revenues and money pledged therefor. Neither the faith and credit nor the taxing power of the State of Indiana or any political subdivision thereof is pledged to the payment of the principal of the Series 1981 Bonds and the interest thereon or other costs incident thereto. Payments sufficient for the prompt payment when due of the principal of, premium, if any, and interest on the Series 1981 Bonds are to be paid to Trustee for the account of Issuer and deposited in a special account created by Issuer and designated "City of Fort Wayne, Indiana, Economic Development Revenue Bond Fund (Bruce E. Winebrenner Project)", and have been duly pledged and assigned for that purpose, and in addition the rights of Issuer under the Agreement and the Series 1981 Note have been assigned to Trustee to secure payment of such principal, premium, if any, and interest under the Indenture. However, no covenant or agreement contained in the Bonds or the Indenture shall be deemed to be a covenant or agreement of any member of the Fort Wayne Economic Development Commission ("Commission") or of the legislative body of the Issuer or of any officer or employee of the Issuer or its legislative body in

his or her individual capacity, and neither the members of the Commission or the legislative body of the Issuer nor any officer or employee of the Issuer executing the Bonds shall be liable personally on the Bonds or be subject to any personal liability or accountability by reason of the issuance of the Bonds.

The holder of this Series 1981 Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture, or to institute, appear in or defend any suit or other proceedings with respect thereto, except as provided in the Indenture. In certain events, on the conditions, in the manner and with the effect set forth in the Indenture, the principal of all of the Series 1981 Bonds issued under the Indenture and then outstanding may become or may be declared due and payable before the stated maturity thereof, together with interest accrued thereon. The Indenture prescribes the manner in which it may be discharged, including a provision that the Series 1981 Bonds shall be deemed to be paid if Governmental Obligations, as defined therein, maturing as to principal and interest in such amounts and at such times as will provide sufficient funds to pay the principal of, premium, if any, and interest on the Series 1981 Bonds and all fees and expenses of Trustee and any paying agent, and all other liabilities of Borrower under the Agreement, shall have been deposited with Trustee, after which the Series 1981 Bonds shall no longer be secured by or entitled to the benefits of the Indenture, except for the purposes of registration and exchange of Series 1981 Bonds and of any such payment from such Governmental Obligations.

The Indenture permits, with certain exceptions as therein provided, the amendment thereof and the modification of the rights and obligations of Borrower and Issuer and the rights of holders of the Bonds of all series at any time by Issuer with the consent of Borrower and the holders of two-thirds in aggregate principal amount of the Bonds of all series at the time outstanding, as defined in the Indenture. Any such consent or waiver by the holder of this Series 1981 Bond shall be conclusive and binding upon such holder and upon all future holders of this Series 1981 Bond and of any Series 1981 Bond issued upon the transfer or exchange of this Series 1981 Bond whether

or not notation of such consent or waiver is made upon this Series 1981 Bond. The Indenture also contains provisions permitting Trustee to waive certain past defaults under the Indenture and their consequences.

It is hereby certified, recited and declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the execution and delivery of the Indenture and the issuance of this Series 1981 Bond do exist, have happened and have been performed in due time, form and manner as required by law; that the issuance of this Series 1981 Bond and the issue of which it forms a part, together with all other obligations of Issuer, do not exceed or violate any constitutional or statutory limitation; and that the revenues pledged to the payment of the principal of, premium, if any, and interest on this Series 1981 Bond and the issue of which it forms a part, as the same become due, will be sufficient in amount for that purpose.

This Series 1981 Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Indenture until the certificate of authentication hereon shall have been signed by Trustee.

IN WITNESS WHEREOF, the City of Fort Wayne, Indiana, has caused this Series 1981 Bond to be executed in its name by the manual or facsimile signature of the Mayor and its corporate seal to be hereunto impressed or imprinted hereon and attested by the manual or facsimile signature of its Clerk, all as of February 1, 1981.

CITY OF FORT WAYNE, INDIANA

By _____
Mayor

Attest:

_____
Clerk

(SEAL)

(Form of Trustee's Certificate of Authentication)

This Series 1981 Bond is one of the Series 1981 Bonds of the issue described in the within-mentioned Mortgage and Indenture of Trust.

INDIANA BANK AND TRUST COMPANY OF FORT WAYNE, as Trustee

By _____
Authorized Officer

Assignment

For Value Received _____ hereby sell(s), assign(s) and transfer(s) unto

_____ (Please print or typewrite name and address including postal zip code of transferee)

_____ (Social security number of transferee)

the within Bond, together with accrued interest thereon and all right, title and interest thereto, and hereby irrevocably authorize(s) and appoint(s) _____ attorney to transfer said Bond on the books of the within named Issuer with full power of substitution in the premises.

Dated _____

_____ L.S.

In the presence of

_____

and;

WHEREAS, all things necessary to make the Series 1981 Bonds, when authenticated by Trustee and issued as in this Indenture provided, the valid, binding and legal obligations of

Issuer according to the import thereof, and to constitute this Indenture a valid lien on the properties mortgaged and a valid assignment and pledge of the amounts to be paid for the principal of, premium, if any, and interest on the Series 1981 Bonds and a valid assignment and pledge of the rights of Issuer under the Agreement (as hereinafter defined) and the Series 1981 Note (as hereinafter defined) have been done and performed, and the creation, execution and delivery of this Indenture, and the creation, execution and issuance of the Series 1981 Bonds, subject to the terms hereof, have in all respects been duly authorized;

NOW, THEREFORE, THIS MORTGAGE AND INDENTURE OF TRUST WITNESSETH

GRANTING CLAUSES

The Issuer and Borrower in consideration of the premises and in consideration of the Loan (as hereinafter defined) under the Agreement (as hereinafter defined) and the acceptance by Trustee of the trusts hereby created and of the purchase and acceptance of the Series 1981 Bonds by the holders and owners thereof, and of the sum of one dollar, lawful money of the United States of America, to them duly paid by Trustee at or before the execution and delivery of these presents, and for other good and valuable considerations, the receipt of which is hereby acknowledged, in order to secure the payment of the principal of, premium, if any, and interest on the Series 1981 Bonds according to their tenor and effect and to secure the performance and observance by Issuer and Borrower of all the covenants expressed or implied herein and in the Series 1981 Bonds, do hereby grant, bargain, sell, convey, mortgage, warrant, assign and pledge, and grant a security interest in, the following to Indiana Bank and Trust Company of Fort Wayne, as Trustee, and its successors in trust and assigns forever, for the securing of the performance of the obligations of Issuer and Borrower hereinafter set forth:

GRANTING CLAUSE FIRST

Borrower grants the right, title and interest of Borrower in the real estate described in Exhibit A attached hereto and made a part hereof (hereinafter defined as "Project Site"), together with the entire interest of Borrower in and to all buildings, structures, improvements and appurtenances now standing, or at any time hereafter constructed or placed, upon such real estate (hereinafter defined as "Building"), including all right, title and interest of Borrower, if any, in and to all building material, building equipment and fixtures of every

kind and nature whatsoever on said real estate or in any building, structure or improvement now or hereafter standing on said real estate, and the reversion or reversions, remainder or remainders, in and to said real estate and together with the entire interest of Borrower in and to all and singular the tenements, hereditaments, easements, rights-of-way, rights, privileges and appurtenances to said real estate, belonging or in anywise appertaining thereto, and all claims or demands whatsoever of Borrower either at law or in equity, in possession or expectancy of, in and to said real estate, it being the intention of the parties hereto that, so far as may be permitted by law, all property of the character hereinabove described, which is now owned or is hereafter acquired by Borrower and is affixed or attached or annexed to said real estate, shall be and remain or become and constitute a portion of said real estate and the security covered by and subject to the lien of this Indenture, subject, however, to Permitted Encumbrances (as hereinafter defined).

GRANTING CLAUSE SECOND

Issuer hereby grants, assigns and pledges the Agreement and has endorsed the Series 1981 Note (as hereinafter defined) including all extensions and renewals of the term thereof, if any, together with all right, title and interest of Issuer therein, including, but without limiting the generality of the foregoing, the present and continuing right to make claim for, collect, receive and receipt for any of the income, revenues, issues and profits and other sums of money payable or receivable thereunder, to bring actions and proceedings thereunder or for the enforcement thereof, and to do any and all things which Issuer is or may become entitled to do under the Agreement or the Note; provided, that the assignment and pledge made by this clause shall not impair or diminish any obligation of Issuer under the Agreement.

GRANTING CLAUSE THIRD

All moneys and securities from time to time held by Trustee under the terms of this Indenture (except moneys or Governmental Obligations deposited with Trustee pursuant to Article VII hereof) and any and all other real or personal property of every name and nature from time to time hereafter by delivery or by writing of any kind conveyed, mortgaged, pledged, assigned, or transferred as and for additional security hereunder by Issuer, Borrower or by anyone in their behalf, or with their written consent to Trustee which is hereby authorized to receive any and all such property at any and all times and to hold and apply the same subject to the terms hereof.

TO HAVE AND TO HOLD all and singular the trust estate, whether now owned or hereafter acquired, unto Trustee and its respective successors in said trust and assigns forever.

IN TRUST NEVERTHELESS, upon the terms and trusts herein set forth for the equal and proportionate benefit, security and protection of all present and future holders and owners of the Bonds (as hereinafter defined) and the bearers of all coupons appertaining thereto, from time to time, issued under and secured by this Indenture without privilege, priority or distinction as to the lien or otherwise of any of the Bonds (as hereinafter defined) or coupons appertaining thereto over any of the other Bonds (as hereinafter defined) or coupons;

PROVIDED, HOWEVER, that if Issuer, its successors or assigns, shall well and truly pay, or cause to be paid, the principal of, premium, if any, and interest on the Bonds (as hereinafter defined) due or to become due thereon, at the times and in the manner mentioned in the Bonds (as hereinafter defined) and the interest coupons appertaining to the coupon Bonds (as hereinafter defined), respectively, according to the true intent and meaning thereof, and shall cause the payments to be made on the Bonds (as hereinafter defined) as required under Article IV hereof, or shall provide, as permitted hereby, for the payment thereof by depositing with Trustee the entire amount due or to become due thereon, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of this Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof, then upon the final payment thereof this Indenture and the rights hereby granted shall cease, determine and be void; otherwise this Indenture to be and remain in full force and effect.

THIS INDENTURE OF TRUST FURTHER WITNESSETH, and it is expressly declared that, all Bonds (as hereinafter defined) issued and secured hereunder are to be issued, authenticated and delivered and all said property, rights and interests, including, without limitation, the amounts hereby assigned and pledged are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as hereinafter expressed, and Issuer and Borrower have agreed and covenanted, and do hereby agree and covenant with Trustee and with the respective holders and owners of the Bonds (as hereinafter defined) or coupons as follows (subject, however, to the provisions of Section 2.03 hereof):

ARTICLE I

DEFINITIONS

All words and phrases defined in Article I of the Agreement shall have the same meaning in this Indenture. In addition, the following words and phrases shall have the following meanings:

"Agreement" means the Loan Agreement dated as of February 1, 1981, between Issuer and Borrower and any amendments and supplements thereto.

"Bondholder" or "holder" or "owner of the Bonds" means the bearer of any coupon Bond not registered as to principal or registered to bearer and the registered owner of any coupon Bond registered as to principal (except to bearer), if any coupon Bonds are provided for herein, and the registered owner of any registered Bond without coupons. The word "holder" when used with reference to a coupon shall mean the bearer of such coupon.

"Default" and "event of default" mean any occurrence or event specified in and defined by Section 8.01 hereof.

"Governmental Obligations" means any of the following which are non-callable and which at the time of investment are legal investments under the laws of Indiana for the moneys proposed to be invested therein:

(i) direct general obligations of, or obligations the payment of the principal and interest of which are unconditionally guaranteed by, the United States of America;

(ii) bonds, debentures, or notes issued by any of the following Federal agencies: Bank for Cooperatives, Federal Home Loan Banks, Federal Home Loan Mortgage Corporation, Federal Intermediate Credit Banks, Federal Land Banks, or Federal National Mortgage Association (including Participation Certificates); or

(iii) Public Housing Bonds, Temporary Notes, or Preliminary Loan Notes, fully secured by contracts with the United States.

"Outstanding" or "Bonds outstanding" means all Bonds which have been authenticated and delivered by Trustee under this Indenture, except:

(a) Bonds cancelled after purchase in the open market or because of payment at or redemption prior to maturity;

(b) Bonds for the payment or redemption of which cash funds or securities shall have been theretofore deposited with Trustee (whether upon or prior to the maturity or redemption date of any such Bonds); provided that, if such Bonds are to be redeemed prior to the maturity thereof, notice of such redemption shall have been given or arrangements satisfactory to Trustee shall have been made therefor, or waiver of such notice satisfactory in form to Trustee shall have been filed with Trustee; and

(c) Bonds in lieu of which others have been authenticated under Section 2.07 hereof.

"Registered Owner" means the person or persons in whose name or names a Bond shall be registered on books of Trustee kept for that purpose in accordance with the terms of this Indenture.

"Trust estate" means the property, rights, moneys, securities and other amounts conveyed to Trustee pursuant to the Granting Clauses hereof.

"Trustee" means Indiana Bank and Trust Company of Fort Wayne, and its successors and any corporation resulting from or surviving any consolidation or merger to which it or its successors may be a party and any successor trustee at the time serving as successor trustee hereunder.

(End of Article I)

ARTICLE II

THE BONDS

Section 2.01. Authorized Amount of Series 1981 Bonds. No Bonds may be issued under the provisions of the Indenture except in accordance with this Article. The total principal amount of Series 1981 Bonds that may be issued is hereby expressly limited to $400,000, except as provided in Section 2.07.

Section 2.02. Issuance of Bonds; Denomination; Numbers. Any Bonds issued pursuant to the Indenture may be issued solely as registered Bonds without coupons and any references to coupons and coupon bonds herein shall be disregarded as set forth in Section 2.12 hereof.

Registered Series 1981 Bonds without coupons issued on or subsequent to the first interest payment date thereon shall be dated as of the date one (1) month preceding the interest payment date next following the date of authentication and delivery thereof, unless such date of authentication and delivery shall be an interest payment date, in which case they shall be dated as of such date of authentication and delivery; provided, however, that if, as shown by the records of the Trustee, interest on the Series 1981 Bonds shall be in default, registered Bonds without coupons issued in exchange for Series 1981 Bonds surrendered for transfer or exchange shall be dated as of the date to which interest has been paid in full on the Series 1981 Bonds surrendered.

Registered Bonds without coupons shall be issued in the denomination of $5,000 or a multiple thereof and shall be numbered from R-1 consecutively upwards.

The principal of, interest and premium, if any, on the Bonds shall be payable at the principal office of the Trustee, except that the interest on registered Bonds without coupons shall be payable by check or draft drawn upon the Trustee mailed to the address of the holder thereof as it appears in the Bond Register, as herein defined.

Section 2.03. Execution; Limited Obligations. The Bonds shall be executed on behalf of Issuer with the manual or facsimile signature of the Mayor, and shall have affixed, impressed, imprinted or otherwise reproduced thereon the corporate seal of Issuer or a facsimile thereof and attested by the manual or facsimile signature of its Clerk. The coupons attached to the coupon Bonds, if any are provided for herein,

shall bear the facsimile signatures of said Mayor and Clerk. All authorized facsimile signatures shall have the same force and effect as if manually signed. The Bonds, together with interest thereon, are not general obligations of Issuer but are limited obligations payable solely from the revenues and other amounts derived from the Note or Notes and Agreement (except to the extent paid out of moneys attributable to the proceeds derived from the sale of the Bonds or to income from the temporary investment thereof and, under certain circumstances, to proceeds from insurance and condemnation awards) and shall be a valid claim of the respective holders thereof only against the Bond Fund and other moneys held by Trustee and the revenues and other amounts derived from the Note or Notes and Agreement, (but in addition shall be secured by a mortgage lien on the Project) which revenues and other amounts are hereby pledged, assigned and otherwise secured for the equal and ratable payment of the Bonds and shall be used for no other purpose than to pay the principal of, premium, if any, and interest on the Bonds, except as may be otherwise expressly authorized in this Indenture. Neither the State of Indiana, Issuer or any other political subdivision of such State shall be obligated to pay the principal of such Bonds or the interest thereon or other costs incident thereto except from the revenues and money pledged therefor. Neither the faith and credit nor the taxing power of the State of Indiana, Issuer or any political subdivision is pledged to the payment of the principal of such Bonds or the interest thereon or other costs incident thereto. In case any official of Issuer whose signature or facsimile of whose signature shall appear on the Bonds or coupons shall cease to be such official before the delivery of such Bonds, such signature or such facsimile shall nevertheless be valid and sufficient for all purposes, the same as if he had remained in office until delivery.

Section 2.04. Authentication. No Bond and no coupon appertaining to any coupon Bond, if any are permitted hereunder, shall be valid or obligatory for any purpose or entitled to any security or benefit under this Indenture unless and until a certificate of authentication on such Bond substantially in the form hereinabove shall have been duly executed by Trustee, and such executed certificate of Trustee upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Indenture. Trustee's certificate of authentication on any Bond shall be deemed to have been executed by it if signed by an authorized officer of Trustee, but it shall not be necessary that the same officer sign the certificate of authentication on all of the Bonds issued hereunder. Before authenticating or delivering any coupon Bonds, Trustee shall detach and cancel all matured

coupons, if any, appertaining thereto, and such cancelled coupons shall be cremated or otherwise destroyed by Trustee in accordance with Section 2.10.

Section 2.05. Forms of Series 1981 Bonds. The Series 1981 Bonds in registered form shall be substantially in the form hereinabove set forth with such variations, omissions and insertions as are permitted or required by this Indenture.

Section 2.06. Issuance and Delivery of Series 1981 Bonds. The Series 1981 Bonds shall be designated "City of Fort Wayne, Indiana, Economic Development First Mortgage Revenue Bonds, Series 1981 (Bruce E. Winebrenner Project)", shall, except as otherwise provided in Section 2.02, be dated February 1, 1981, shall bear interest per annum from such date at the rate of ten and one-half percent (10 1/2%) (calculated on the basis of a 360-day year, 30-day month) and shall be paid as follows: (a) a payment of interest only on _____, 1981; and (b) equal monthly installments of principal and interest of $_____ commencing on _____, 1981, and on the first day of each month thereafter and with a final installment of $_____ on _____, 1993; provided, however, that if a Determination of Taxability (as hereinafter defined) shall be made, the interest on the Series 1981 Bonds accruing from and after the date of such Determination of Taxability shall be payable at the Taxable Rate.

I. A "Determination of Taxability" with respect to the Series 1981 Bonds means the enactment of legislation or the adoption of regulations or any decision, ruling or technical advice by any federal, judicial or administrative authority which has the effect of requiring interest on the Series 1981 Bonds to be included in the gross income of the Bondholders of such Series 1981 Bonds for Federal income tax purposes (other than because a Bondholder or a related person thereof is a substantial user of the Project within the meaning of the Internal Revenue Code of 1954, as amended (the "Code")).

II. If at any time it is determined that any interest payments paid or accrued to any holder of the Series 1981 Bonds prior to the date of any Determination of Taxability, are includable in such holder's gross income for Federal income tax purposes, other than by reason of such holder being a substantial user of the Project within the meaning of Section 103(b)(9) (or any successor provision) of the Code, or a "related person," as defined in Section 103(b)(6)(c) (or any successor

provision) of the Code then the Issuer shall pay, but only from such funds as are provided by the Borrower, and Borrower shall furnish to Issuer for payment to each holder of the Series 1981 Bonds the following amounts, all upon demand by each holder so affected:

(i) an amount equal to the difference between (A) the interest that would have been payable had such interest payments been calculated at the Taxable Rate (as defined in the Agreement) and (B) the actual amount of such interest payments, plus

(ii) the amount of penalties, addition to tax, exclusive of any taxes imposed under Section 11 (or any successor provision) of the Code, or interest assessed against such holder on account of the inclusion of such interest payments in such holder's gross income for Federal income tax purposes ("Additions to Tax") that are deductible by such holder for Federal income tax purposes, plus

(iii) an amount, which after the deduction of all Federal, state or local taxes required to be paid by such holder in respect of the receipt thereof (calculated at the maximum statutory rates applicable to such holder) minus any tax benefit derived therefrom, shall be equal to the amount of any Additions to Tax that are not deductible by such holder for Federal income tax purposes.

III. If the Issuer shall have made any payments to any holder by reason of subsections I and II hereof and if such holder shall successfully claim for the taxable year in question that all or any part of the interest on the Series 1981 Bonds for such taxable year is excluded from any holder's gross income for Federal income tax purposes (for this purpose a claim shall be successful only upon expiration of the statute of limitations provided by Section 6501 or any successor provision of the Code with respect to such taxable year), then any holder shall pay to the Issuer for repayment to the Borrower an amount equal to all or a comparable part of such payment with respect to such taxable year in question made by the Issuer with funds provided by the Borrower plus interest accrued thereon at a rate of eight percent (8%) per annum from the date such amounts were paid to the holder or holders thereof.

The Series 1981 Bonds may be issued solely in the form of registered Bonds without coupons.

Upon the execution and delivery of this Indenture, Issuer shall execute and deliver to Trustee and Trustee shall authenticate the Series 1981 Bonds and deliver them to the purchasers as directed by Issuer as hereinafter in this Section provided.

Prior to the delivery by Trustee of any of the Series 1981 Bonds there shall be filed with Trustee:

1. A copy, duly certified by the Clerk of Issuer, of the ordinance adopted by Issuer, authorizing the issuance of the Series 1981 Bonds and the execution and delivery of this Indenture and the Agreement.

2. Original executed counterparts of the Agreement, this Indenture and the originally executed Series 1981 Note or Notes.

3. The written opinion of counsel for Borrower expressing the conclusion that the Borrower has good and marketable title to the Project Equipment (subject to Permitted Encumbrances).

4. A request and authorization to Trustee on behalf of Issuer and signed by the Clerk of Issuer to authenticate and deliver the Series 1981 Bonds to the purchasers therein identified upon payment to Trustee, but for the account of Issuer, of a sum specified in such request and authorization plus accrued interest thereon to the date of delivery. The proceeds of such payment shall be paid over to Trustee and deposited in the Bond Fund and the Equipment Fund pursuant to Article V hereof.

5. The written opinion of Ice Miller Donadio & Ryan, as Bond Counsel, that the Series 1981 Bonds are validly issued and binding obligations and that interest on the Bonds is exempt from Indiana state taxes, except inheritance tax, and federal income tax under existing law, except as the Bonds may be held by a "substantial user" of the facilities as that term is defined by applicable federal law.

Section 2.07. Mutilated, Lost, Stolen or Destroyed Bonds. In the event any Bond is mutilated, lost, stolen or destroyed, Issuer may execute and Trustee may authenticate a new Bond of like series, date, maturity and denomination as that mutilated, lost, stolen or destroyed (which new Bond shall have attached thereto coupons corresponding in all respects to those, if any, on the Bonds mutilated, lost, stolen or destroyed); provided that, in the case of any mutilated Bond, such mutilated Bond

together with all coupons appertaining thereto, if any, shall first be surrendered to Issuer, and in the case of any lost, stolen or destroyed Bond, there shall be first furnished to Issuer and Trustee evidence of such loss, theft or destruction satisfactory to Issuer and Trustee, together with any indemnity satisfactory to them. In the event any such Bond shall have matured, instead of issuing a duplicate Bond, Issuer may pay the same without surrender thereof. Issuer and Trustee may charge the holder or owner of such Bond with their reasonable fees and expenses in this connection.

Section 2.08. Registration of Bonds; Persons Treated as Owners. So long as any of the Bonds shall remain outstanding, the Trustee shall keep a register for the registration and transfer of Bonds (herein referred to as the "Bond Register").

All coupon Bonds, if any, shall be transferable by delivery, unless registered as to principal other than to bearer. Any coupon Bond may be registered as to principal in the Bond Register, upon presentation thereof at the principal office of the Trustee, and the payment of a charge as required under Section 2.09 hereof, and such registration shall be noted on such Bond. After such registration, no transfer thereof shall be valid unless made on the Bond Register at the written request of the registered owner or his attorney duly authorized in writing, and similarly noted on such Bond; but such Bond may be discharged from registration by being in like manner transferred to bearer, after which it shall again become transferable by delivery. Thereafter such Bond may again, from time to time, be registered or discharged from registration in the same manner. Registration of any coupon Bond as to principal, however, shall not affect the transferability by delivery of the coupons appertaining to such Bond, but such coupons shall continue to pass by delivery and shall remain payable to bearer.

Each registered Bond without coupons shall be transferable only on the Bond Register at the principal office of the Trustee, at the written request of the registered owner thereof or his attorney duly authorized in writing, upon surrender thereof, together with a written instrument of transfer satisfactory to the Trustee duly executed by the registered owner or his duly authorized attorney.

The Issuer, the Trustee and any agent of the Issuer may treat the bearer of any coupon Bond not registered as to principal and bearer of any coupon, whether or not the Bond to which it appertains is registered as to principal, as the absolute owner of such Bond or coupon for the purpose of receiving payment thereof or on account thereof and for all

other purposes, whether or not such Bond or coupon be overdue, and neither the Issuer, the Trustee nor any agent of the Issuer shall be affected by notice to the contrary. The Issuer, the Trustee and any agent of the Issuer may treat the person in whose name any registered Bond, whether with or without coupons, is registered as the owner of such Bond for the purpose of receiving payment of principal of, and if such Bond be a registered Bond without coupons, interest on such Bond and for all other purposes whatsoever (except the payment of coupons appertaining to any coupon Bond registered as to principal) whether or not such Bond is overdue, and neither the Issuer, the Trustee nor any agent of the Issuer shall be affected by notice to the contrary.

Section 2.09. Exchange; Transfer. Coupon Bonds, if any, upon surrender thereof at the principal office of the Trustee with all unmatured coupons attached, may, at the option of the holder thereof, be exchanged for an equal aggregate principal amount of registered Bonds without coupons of the same series, maturity and interest rate of any of the authorized denominations.

Registered Bonds without coupons, upon surrender thereof at the principal office of the Trustee with a written instrument of transfer satisfactory to the Trustee, duly executed by the registered owner or his duly authorized attorney, may at the option of the holder thereof, be exchanged for an equal aggregate principal amount of coupon Bonds of the same series, maturity and interest rate with appropriate coupons attached, or of registered Bonds without coupons of the same series, maturity and interest rate of any other authorized denominations.

In all cases in which the privilege of exchanging Bonds or transferring registered Bonds without coupons is exercised, the Issuer shall execute and the Trustee shall deliver Bonds in accordance with the provisions of the Indenture. For every exchange or transfer of Bonds the Issuer or the Trustee may make a charge sufficient to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer, which sum or sums shall be paid by the person requesting such exchange or transfer as a condition precedent to the exercise of the privilege of making such exchange or transfer. Notwithstanding any other provision of this Indenture, the cost of preparing each new coupon Bond or registered Bond without coupons upon each exchange or transfer, and any other expenses of the Issuer or the Trustee incurred in connection therewith (except any applicable tax, fee or other governmental charge) shall be paid by Borrower pursuant to the

Agreement. The Trustee shall not be obliged to make any such exchange or transfer of Bonds during the 15 days next preceding an interest payment date on the Bonds. The Trustee shall not be obliged to make any transfer or exchange of any Bonds called for redemption within 60 days of the redemption date.

Section 2.10. Destruction of Bonds. Whenever any outstanding Bond or any coupon appertaining thereto, if any, shall be delivered to Trustee for cancellation pursuant to this Indenture, upon payment of the principal amount or interest represented thereby, or for replacement pursuant to Section 2.07 or if a matured coupon, if any, shall be detached prior to authentication of the Bonds pursuant to Section 2.04, such Bond and coupon shall be promptly cancelled and cremated or otherwise destroyed by Trustee and counterparts of a certificate of destruction evidencing such cremation or other destruction shall be furnished by Trustee to Issuer and Borrower.

Section 2.11. Priority Over Other Liens. This Indenture is given in order to secure funds to pay for new construction and by reason thereof it is intended that this Indenture shall be superior to any laborers', mechanics', or materialmens' liens which may be placed on the Project.

Section 2.12. Applicability of Bond Terms. The provisions of this Indenture directly relevant to coupons and coupon Bonds or to fully registered Bonds without coupons shall have force and effect only to the extent that the series of Bonds authorized under Section 2.02 hereof or under any supplemental indentures hereto are issuable as coupon Bonds or fully registered Bonds without coupons, or both.

(End of Article II)

ARTICLE III

REDEMPTION OF BONDS BEFORE MATURITY

Section 3.01. Redemption Dates and Prices. If called for redemption, the Series 1981 Bonds shall be subject to redemption by Issuer on any interest payment date in whole or in part (in inverse order of maturities and by lot within maturities in such manner as Trustee may determine) at 100% of the principal amount thereof, plus accrued interest to the redemption date (except that if a Determination of Taxability, as defined in Section 2.06 hereof, shall have occurred the rate of interest shall be the Taxable Rate from the date of the Determination of Taxability).

If funds are deposited in the Bond Fund for redemption of Bonds pursuant to Sections 2.2(k), 3.6, 4.10 or 5.2 of the Agreement, the Bonds shall be subject to redemption by Issuer on any interest payment date, in whole or in part (in inverse order of maturities and by lot within maturities in such manner as Trustee may determine), at 100% of the principal amount thereof plus accrued interest to the redemption date.

Section 3.02. Notice of Redemption. Notice of the call for any redemption identifying the Bonds to be redeemed, shall be given by Trustee by publication at least twice in a newspaper or financial journal of general circulation published in the City of Fort Wayne, Indiana, the first of which shall be published not less than thirty days prior to the redemption date, and in the case of the redemption of Bonds registered as to principal (except to bearer), upon mailing a copy of the redemption notice at least thirty days prior to the date fixed for redemption to the Registered Owner of each Bond to be redeemed at the address shown on the registration books; provided, however, that failure to give such notice by mailing, or any defect therein, shall not affect the validity of any proceedings for the redemption of Bonds. If all of the Bonds to be redeemed are at that time registered as to principal (except to bearer), such notice shall be by mailing only in the manner specified by the preceding sentence, which notice shall be sufficient and published notice of the call for redemption need not be given; provided, however, that failure to give such notice by mailing, or any defect therein, shall not affect the validity of the proceedings for the redemption of any Bond with respect to which no such failure has occurred.

Any notice mailed as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Registered Owner receives the notice.

If, because of the temporary or permanent suspension of the publication or general circulation of any newspaper or financial journal or for any other reason, it is impossible or impractical to publish such notice of call for redemption in the manner herein provided, then such publication in lieu thereof as shall be determined by Trustee shall constitute a sufficient publication of notice.

Section 3.03. Redemption Payments. Prior to the date fixed for redemption, funds shall be deposited with Trustee to pay, and Trustee is hereby authorized and directed to apply such funds to the payment of the Bonds or portions thereof called, together with accrued interest thereon to the redemption date and any required premium. Upon the giving of notice and the deposit of funds for redemption, interest on the Bonds or portions thereof thus called shall no longer accrue after the date fixed for redemption. No payment shall be made by Trustee upon any Bond or portion thereof called for redemption until such Bond and all coupons appertaining thereto, if any, (representing interest which would except for such redemption have accrued from and after the redemption date) shall have been delivered for payment or cancellation or Trustee shall have received the items required by Section 2.07 hereof with respect to any mutilated, lost, stolen or destroyed Bond or coupon appertaining to the coupon Bonds, if any.

Section 3.04. Cancellation. All Bonds which have been redeemed shall not be reissued but shall be cancelled and cremated or otherwise destroyed by Trustee in accordance with Section 2.10 hereof.

Section 3.05. Partial Redemption of Bonds. If less than all of the Bonds at the time outstanding are to be called for redemption, the particular Bonds or portions thereof to be redeemed shall be selected by lot (meaning also random selection by computer) by the Trustee in such manner as the Trustee, in its discretion, may determine. The Trustee shall call for redemption in accordance with the foregoing provisions as many Bonds or portions thereof as will, as nearly as practicable, exhaust the moneys available therefor. Particular Bonds or portions thereof shall be redeemed only in the principal amount of $5,000 each.

If less than the entire principal amount of any registered Bond without coupons then outstanding is called for redemption, then upon notice of redemption given as provided in Section 3.02 hereof, the owner of such registered Bond without coupons shall forthwith surrender such Bond to the Trustee in exchange

for (a) payment of the redemption price of, plus accrued interest on the principal amount called for redemption and (b) a new Bond or Bonds of like series in an aggregate principal amount equal to the unredeemed balance of the principal amount of such registered Bond without coupons, which shall be issued without charge therefor.

(End of Article III)

ARTICLE IV

GENERAL COVENANTS

Section 4.01. Payment of Principal, Premium, if any, and Interest. Issuer covenants that it will promptly pay, solely out of the revenues and other amounts derived from the Agreement and Note or Notes and hereby specifically pledged to the payment thereof, the principal of, premium, if any, and interest on every Bond issued under this Indenture at the place, on the dates and in the manner provided herein and in said Bonds and in the coupons appertaining to the coupon Bonds, if any, according to the true intent and meaning thereof, but nothing in the Bonds or coupons, if any, or in this Indenture should be considered as pledging any other funds or assets of Issuer.

Section 4.02. Performance of Covenants; Issuer and Borrower. Issuer covenants that it will faithfully perform at all times any and all covenants, undertakings, stipulations and provisions contained in this Indenture, in any and every Bond executed, authenticated and delivered hereunder and in all of its proceedings pertaining thereto. Issuer covenants that it is duly authorized under the constitution and laws of the State of Indiana, including particularly and without limitation the Act, to issue the Bonds authorized hereby and to execute this Indenture, to grant the security interest herein provided, to assign the Series 1981 Note or Notes and Agreement and to pledge the revenues and other amounts payable under the Series 1981 Note or Notes and Agreement hereby pledged in the manner and to the extent herein set forth; that all action on its part for the issuance of the Series 1981 Bonds and the execution and delivery of this Indenture has been duly and effectively taken, and that the Series 1981 Bonds in the hands of the holders and owners thereof and the coupons appertaining to the coupon Series 1981 Bonds, if any, in the hands of the bearers thereof are and will be valid and enforceable obligations of Issuer according to the terms thereof and hereof. However, no covenant or agreement contained in the Bonds or the Indenture shall be deemed to be a covenant or agreement of any member of the Fort Wayne Economic Development Commission ("Commission") or of the legislative body of the Issuer or of any officer or employee of the Issuer or its legislative body in his or her individual capacity, and neither the members of the Commission or the legislative body of the Issuer nor any officer or employee of the Issuer executing the Bonds shall be liable personally on the Bonds or be subject to any personal liability or accountability by reason of the issuance of the Bonds.

Borrower covenants that he will faithfully perform at all times all covenants, undertakings, stipulations and provisions which he has expressly undertaken to perform in this Indenture. Borrower further covenants that he is legally competent to grant the security interest that he herein provides, particularly, to mortgage the Project Site and Building.

Section 4.03. Instruments of Further Assurance; Ownership. To the extent permitted by law, Issuer covenants that it will do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered, such indentures supplemental hereto and such further acts, instruments and transfers as Trustee may reasonably require for the better assuring, transferring, conveying, pledging, assigning and confirming unto Trustee all and singular the rights assigned hereby and the revenues and other amounts payable under the Series 1981 Note or Notes and Agreement pledged hereto to the payment of the principal of, premium, if any, and interest on the Series 1981 Bonds. Issuer covenants and agrees that, except as herein and in the Agreement provided, it will not sell, convey, mortgage, encumber or otherwise dispose of any part of the revenues and receipts payable under the Note or Notes and Agreement or its rights under the Agreement.

Borrower covenants that he lawfully owns the Project Site, and that he has good and marketable title and estate thereto, except for Permitted Encumbrances. Borrower further covenants that he will defend the title to the Project and each part thereof to the Trustee, for the benefit of the holders and owners of the Bonds and the bearers of the coupons appertaining thereto, if any, against the claims and demands of all persons whomsoever, subject to Permitted Encumbrances.

Borrower covenants that he will do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, such indentures or indentures supplemental hereto and such further acts, instruments and transfers as the Trustee may reasonably require for the better assuring, transferring, conveying, mortgaging, pledging, assigning and confirming unto the Trustee all and singular the property herein described and mortgaged hereby and the rights assigned hereby. Borrower further covenants and agrees that, except as herein and in the Agreement provided, he will not sell, convey, mortgage, encumber or otherwise dispose of any part of the Project.

Section 4.04. List of Bondholders. Trustee will keep on file a list of names and addresses of all holders of Bonds who may request that their names and addresses be placed on said list by filing a written request with Issuer or with Trustee

which request shall include a statement of the principal amount of Bonds held by such holder and the numbers of such Bonds. To said list Trustee shall add the names and addresses of the holders of all Bonds which may from time to time be registered as to principal or fully registered on the registration books of Trustee as Bond Registrar, with the numbers of such Bonds. Trustee shall be under no responsibility with regard to the accuracy of said list. At reasonable times and under reasonable regulations established by Trustee, said list may be inspected and copied by Borrower or by holders (or a designated representative thereof) of 15 percent or more in principal amount of Bonds then outstanding, such possession or ownership and the authority of such designated representative to be evidenced to the satisfaction of Trustee.

Section 4.05. Rights Under Agreement and Note. The Agreement, a duly executed counterpart of which has been filed with Trustee, and the Series 1981 Note or Notes, delivered to Trustee, set forth the covenants and obligations of Issuer and Borrower, including provisions that subsequent to the issuance of the Series 1981 Bonds and prior to their payment in full or provision for payment thereof in accordance with the provisions hereof the Agreement and the Series 1981 Note or Notes may not be effectively amended, changed, modified, altered or terminated without the written consent of Trustee, and reference is hereby made to the same for a detailed statement of said covenants and obligations of Borrower thereunder, and Issuer agrees that Trustee in its name may enforce all rights of Issuer and all obligations of Borrower under and pursuant to the Agreement or Note or Notes for and on behalf of the Bondholders, whether or not Issuer is in default hereunder.

Section 4.06. Non-assignment of Notes. Pursuant to the Agreement, Issuer has assigned the Series 1981 Note or Notes to the Trustee. The Trustee represents that the Series 1981 Note or Notes are being purchased for the purpose of investment and not with view to the distribution or resale thereof. Issuer and Trustee understand that the Series 1981 Note or Notes have not been registered under the Securities Act of 1933, as amended, and must be held by Issuer and Trustee indefinitely unless the Series 1981 Note or Notes are subsequently registered under the Securities Act of 1933, as amended, or an exemption from such registration upon resale by Issuer or Trustee is available. Issuer and Trustee further understand and agree that Borrower has no obligation to so register the Series 1981 Note or Notes or effect compliance with Regulation A or any other exemption under the Securities Act of 1933, as amended. Issuer and Trustee further understand and agree that since Borrower is not subject to the reporting requirements of

the Securities Exchange Act of 1934, as amended, and does not intend to make "publicly available" the information referred to under Rule 15c 2-11 under the Securities Exchange Act of 1934, as amended, it is unlikely that Issuer or Trustee will be able to make public resale of the Series 1981 Note or Notes.

(End of Article IV)

ARTICLE V

REVENUES AND FUNDS

Section 5.01. Source of Payment of Bonds. The Bonds herein authorized and all payments by Issuer hereunder are not general obligations of Issuer but are limited obligations payable solely from revenues and receipts derived from the Note or Notes and Agreement and as authorized by the Act and provided herein.

The payments provided in the Note or Notes and in Section 4.1 of the Agreement are to be remitted directly to Trustee for the account of Issuer and deposited in the Bond Fund. Such payments, sufficient in amount to insure the prompt payment of the principal of, premium, if any, and interest on the Bonds, are pledged to such payment.

Section 5.02. Creation of Bond Fund. There is hereby created by Issuer and ordered established with Trustee a trust fund to be designated "City of Fort Wayne, Indiana, Economic Development Revenue Bond Fund (Bruce E. Winebrenner Project)", which shall be used to pay the principal of, premium, if any, and interest on the Bonds and for purposes as may be otherwise expressly authorized in this Indenture.

Section 5.03. Payments into Bond Fund. There shall be deposited in the Bond Fund all accrued interest received at the time of the issuance and delivery of the Bonds or any Additional Bonds. In addition, there shall be deposited in the Bond Fund, as and when received, (a) any amount in the Construction Fund directed to be paid into a special escrow account within the Bond Fund under Section 3.6 of the Agreement; (b) all payments received pursuant to the Note or Notes; (c) all payments specified in Section 4.1 of the Agreement; and (d) all other moneys received by Trustee under and pursuant to any of the provisions of the Agreement which are required or which are accompanied by directions that such moneys are to be paid into the Bond Fund. Issuer hereby covenants and agrees that so long as any of the Bonds issued hereunder are outstanding it will deposit, or cause to be paid to Trustee for deposit in the Bond Fund for its account, sufficient sums from revenues and receipts derived from the Note or Notes and Agreement, promptly to meet and pay the principal of, premium, if any, and interest on the Bonds as the same become due and payable. Nothing herein should be construed as requiring Issuer to deposit or cause to be paid to Trustee for deposit in the Bond Fund, funds from any source other than receipts derived from the Note or Notes and Agreement.

Any moneys deposited in the Bond Fund pursuant to Sections 2.2(k), 3.6, 4.10, or 5.2 of the Agreement shall be held by the Trustee in a special account of the Bond Fund. Such moneys shall be invested by the Trustee until used for redemption of Bonds pursuant to Section 3.01 hereof in a manner and at a rate of return which does not cause the Bonds to become taxable.

Section 5.04. Use of Moneys in Bond Fund. Except as provided in Section 5.11 hereof, moneys in the Bond Fund shall be used solely for the payment of the principal of, premium, if any, and interest on the Bonds, for the redemption of the Bonds prior to maturity, for the purchase of Bonds in the open market for purposes of cancellation, for the reasonable and necessary fees and expenses of the Trustee or any paying agent, and for any fees and expenses of Issuer and the Commission caused by any default of Borrower pursuant to Article VIII of the Agreement.

Any moneys set aside at the direction of Borrower for payments of principal or interest on any Series 1981 Bond and the amount of which has been applied as a credit against Borrower's obligation to pay the Series 1981 Note or Notes pursuant to Section 4.1 of the Agreement, shall not be used for any other purpose.

Whenever the amount in the Bond Fund from any source whatsoever is sufficient to redeem all of the Bonds then unpaid and to pay the premium, if any, and interest to accrue thereon prior to such redemption, Trustee covenants and agrees to take and cause to be taken the necessary steps to redeem all of said Bonds on the earliest possible redemption date for which the required redemption notice may be given. However, any moneys in the Bond Fund may be used to redeem a part of the Bonds outstanding so long as Borrower is not in default with respect to any payments under the Note or Notes or Section 4.1 of the Agreement, but only to the extent said moneys are in excess of the amount required for payment of the Bonds theretofore called for redemption, the premium thereon, if any, and past due interest in all cases when such Bonds or coupons appertaining thereto, if any, have not been presented for payment.

Section 5.05. Custody of Bond Fund. The Bond Fund shall be in the custody of Trustee but in the name of Issuer, and Issuer hereby authorizes and directs Trustee to withdraw sufficient funds from the Bond Fund to pay the principal of, premium, if any, and interest on the Bonds as the same become due and payable, and to disburse for purposes as may be otherwise expressly authorized in this Indenture, which authorization and direction Trustee hereby accepts.

Section 5.06. Creation of Construction Fund. There is hereby created and established with Trustee a trust fund in the name of Issuer to be designated "City of Fort Wayne, Indiana, Economic Development Revenue Bond Construction Fund (Bruce E. Winebrenner Project)", which shall be expended in accordance with the provisions of the Agreement.

Section 5.07. Payments Into Construction Fund; Disbursements. The proceeds of the issuance and delivery of the Bonds shall be deposited in the Construction Fund, excluding accrued interest, which shall be deposited in the Bond Fund.

Trustee is hereby authorized and directed to make each disbursement required by the provisions of the Agreement. Trustee shall keep and maintain adequate records pertaining to the Construction Fund and all disbursements therefrom, and after the Project has been completed and a certificate of payment of all costs is or has been filed as provided in Section 5.08 hereof, Trustee shall file an accounting thereof with Issuer and Borrower.

Section 5.08. Completion of Project. The completion of the Project and payment or provisions made for payment of all Costs of Construction shall be evidenced by the filing with Trustee and Issuer of the certificate required by the provisions of Section 3.6 of the Agreement. As soon as practicable and in any event not more than sixty days from the date of the certificate referred to in the preceding sentence any balance remaining in the Construction Fund (except amounts Borrower shall have directed Trustee to retain for any Costs of Construction not then due and payable or subject to contest by Borrower) shall without further authorization be deposited in the Bond Fund by Trustee.

Section 5.09. Non-presentment of Bonds or Coupons, if any. In the event any Bond shall not be presented for payment when the principal thereof becomes due, either at maturity, or at the date fixed for redemption thereof, or otherwise, or in the event any coupon, if any, shall not be presented for payment at the due date thereof, if funds sufficient to pay any such Bond or coupon, if any, shall have been made available to Trustee for the benefit of the holder or holders thereof, all liability of Issuer to the holder thereof for the payment of such Bond or coupon, if any, as the case may be, shall forthwith cease, determine and be completely discharged, and thereupon it shall be the duty of Trustee to hold such funds for five (5) years without liability for interest thereon, for the benefit of the holder of such Bond, or the holder of such coupon, if any, as the case may be, who shall thereafter be

restricted exclusively to such funds, for any claim of whatever nature on his part under this Indenture or on, or with respect to, such Bond or coupon, if any.

Any moneys so deposited with and held by the Trustee not so applied to the payment of Bonds and coupons, if any, within five (5) years after the date on which the same shall become due shall be repaid by Trustee to Borrower and thereafter Bondholders shall be entitled to look only to Borrower for payment, and then only to the extent of the amount so repaid, and Borrower shall not be liable for any interest thereon and shall not be regarded as a trustee of such money.

Section 5.10. Moneys to be Held in Trust. All moneys required to be deposited with or paid to Trustee for account of the Bond Fund or the Construction Fund under any provision of this Indenture shall be held by Trustee in trust, and except for moneys deposited with or paid to Trustee for the redemption of Bonds, notice of the redemption of which has been duly given, while held by Trustee, shall constitute part of the Trust Estate and be subject to the lien or security interest created hereby.

Section 5.11. Repayment to Borrower from Bond Fund. Any amounts remaining in the Bond Fund after payment in full of the Bonds, the fees, charges and expenses of Trustee and all other amounts required to be paid hereunder shall be paid to Borrower upon the expiration or sooner termination of the term of the Agreement.

Section 5.12. Condemnation and Insurance Proceeds. The Net Proceeds of condemnation awards or insurance paid to the Trustee pursuant to provisions of Section 5.2 of the Agreement shall be deposited in a separate trust account subject to the lien hereof and shall constitute part of the Trust Estate and shall be paid out in accordance with the terms and conditions of Section 5.2 of the Agreement.

(End of Article V)

ARTICLE VI

INVESTMENT OF MONEYS

Any moneys held as part of the Construction Fund or the Bond Fund shall be invested and reinvested by Trustee in accordance with the provisions of Section 3.8 of the Agreement. Any such investments shall be held by or under the control of Trustee and shall be deemed at all times a part of the fund for which they were made. The interest accruing thereon and any profit realized from such investments shall be credited to such fund, and any loss resulting from such investments shall be charged to such fund. Trustee shall sell and reduce to cash a sufficient amount of such investments whenever the cash balance in the Construction Fund is insufficient to pay a requisition when presented or whenever the cash balance in the Bond Fund is insufficient to pay the principal of, premium, if any, and interest on the Bonds when due.

Issuer, in reliance on Borrower's covenants in Section 3.9 of the Agreement, and Trustee covenant and certify to each other and to and for the benefit of the purchasers of the Bonds that no use will be made of the proceeds from the issue and sale of the Bonds which would have caused the Bonds to be classified as arbitrage bonds within the meaning of Section 103(c)(2) of the Internal Revenue Code of 1954, as amended. Pursuant to such covenant, Issuer and Trustee each obligates itself throughout the term of the issue of the Bonds not to violate the requirements of Section 103(c) of the Internal Revenue Code of 1954, as amended, and any regulations promulgated thereunder.

It is hereby found, determined and declared that the proceeds of the sale of the Bonds shall be used as provided herein with due diligence towards the acquisition and construction of the Project. It is further hereby found, determined and declared that 85 percent of the spendable proceeds of said Bonds, including any earnings on the investment thereof, will be expended in connection with the construction of the Project and for the purposes for which the Bonds are authorized within the three year period beginning on the date of the delivery of the Bonds.

Any moneys held in a separate trust account pursuant to the provisions of Section 5.2 of the Agreement shall, at the written request of an authorized representative of Borrower, be invested or reinvested by the Trustee in accordance with the provisions of Section 5.2 of the Agreement. Any such investments shall be held by or under control of the Trustee and

shall be deemed at all times a part of the separate trust account in which they are held, and the interest accruing thereon and any profit realized therefrom shall be credited to such account, and any loss resulting from such investments shall be charged to such account. Borrower shall pay to the Trustee the amount of any net losses with respect to principal on such investments. The Trustee is directed to sell and reduce to cash funds a sufficient amount of such investments whenever the cash balance in such separate trust account is insufficient for the purposes required by Section 5.2 of the Agreement.

The Trustee may make any and all investments permitted by the provisions of this Article VI through its own bond department.

(End of Article VI)

ARTICLE VII

POSSESSION, USE AND PARTIAL RELEASE OF MORTGAGE; DISCHARGE OF LIEN

Section 7.01. Subordination to Rights of Borrower. This Indenture and the rights and privileges hereunder of the Trustee and the holders of the Bonds are specifically made subject and subordinate to the rights and privileges of Borrower set forth in the Agreement. So long as not otherwise provided in this Indenture, Borrower shall be suffered and permitted to possess, use and enjoy the Project and appurtenances so as to carry out his obligations under the Agreement.

Section 7.02. Granting or Release of Easements. Reference is made to the provisions of Section 6.4 of the Agreement, whereby Borrower may grant or release easements and take other action upon compliance with the terms and conditions of the Agreement. The Trustee shall execute or confirm the grants or releases of easements, licenses, rights-of-way and other rights and privileges permitted by Section 6.4 thereof upon compliance with the provisions of the Agreement.

Section 7.03. Discharge of Lien. If Issuer shall pay or cause to be paid, or there shall be otherwise paid or provision for payment made, to or for the holders and owners of the Bonds the principal, premium, if any, and interest due or to become due thereon at the times and in the manner stipulated therein, and if Issuer and Borrower shall not then be in default in any of the other covenants and promises in the Bonds and in this Indenture expressed as to be kept, performed and observed by them or on their part, and shall pay or cause to be paid to Trustee and paying agent all sums of money due or to become due according to the provisions hereof, then these presents and the estate and rights hereby granted shall cease, determine and be void, whereupon Trustee shall cancel and discharge the lien of this Indenture, and execute and deliver to Issuer and Borrower such instruments in writing as shall be requisite to cancel and discharge the lien hereof, and reconvey to Borrower any and all property, estate, right, title and interest hereby conveyed and to release, assign and deliver to Issuer any and all estate, right, title and interest in and to any and all rights assigned or pledged hereby or otherwise subject to the lien of this Indenture, except amounts in the Bond Fund required to be paid to Borrower under Section 5.11 hereof and except moneys or securities held by Trustee for the payment of the principal of and premium, if any, and interest on the Bonds.

Any Bond shall be deemed to be paid within the meaning of this Article when payment of the principal of and the applicable redemption premium, if any, on such Bond, plus interest thereon to the date thereof (whether such due date be by reason of maturity or upon redemption as provided in this Indenture, or otherwise), either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided by depositing with Trustee, in trust and set aside exclusively for such payment, (1) moneys sufficient to make such payment or (2) Governmental Obligations, maturing as to principal and interest in such amount and at such times as will insure the availability of sufficient moneys to make such payment, and all necessary and proper fees, compensation and expenses of Trustee pertaining to the Bonds with respect to which such deposit is made shall have been paid or the payment thereof provided for to the satisfaction of it. At such times as a Bond shall be deemed to be paid hereunder, as aforesaid, it shall no longer be secured by or entitled to the benefits of this Indenture, except for the purposes of any such payment from such moneys or Governmental Obligations.

Notwithstanding the foregoing, no deposit under clause (ii) of the immediately preceding paragraph shall be deemed a payment of such Bonds as aforesaid until (1) proper notice of redemption of such Bonds shall have been previously given in accordance with Article III of this Indenture or in the event said Bonds are not by their terms subject to redemption within the next succeeding 60 days, until Borrower shall have given Trustee on behalf of Issuer, in form satisfactory to it, irrevocable instructions to notify, as soon as practicable, the holders or owners of the Bonds and the holders of the coupons, if any, appertaining to the coupon Bonds, if any, in accordance with Article III hereof, that the deposit required by (ii) above has been made with Trustee and that said Bonds and coupons, if any, are deemed to have been paid in accordance with this Article and stating such maturity or redemption date upon which moneys are to be available for the payment of the principal or redemption price, if applicable, on said Bonds or (2) the maturity of such Bonds. Any moneys so deposited with Trustee as provided in this Section may at the direction of Borrower also be invested and reinvested in Governmental Obligations, maturing in the amounts and times as hereinbefore set forth, and all income from all Governmental Obligations in the hands of Trustee pursuant to this Section which is not required for the payment of the Bonds and interest and premium thereon with respect to which such moneys shall have been so deposited, shall be deposited in the Bond Fund as and when realized and collected for use and application as are other moneys deposited in that Fund.

Trustee hereby covenants that no deposit will be made or accepted hereunder and no use made of any such deposit which would cause the Bonds to be treated as arbitrage bonds within the meaning of Section 103(c)(2) of the Internal Revenue Code of 1954, as amended.

Notwithstanding any provision of any other Article of this Indenture which may be contrary to the provisions of this Article, all moneys or Governmental Obligations set aside and held in trust pursuant to the provisions of this Article for the payment of Bonds (including interest and premium thereon, if any) and coupons shall be applied to and used solely for the payment of the particular Bonds (including interest and premium thereon, if any) with respect to which such moneys and Governmental Obligations have been so set aside in trust.

Anything in Article X hereof to the contrary notwithstanding, if moneys or Governmental Obligations have been deposited or set aside with Trustee pursuant to this Article for the payment of Bonds and such Bonds shall not have in fact been actually paid in full, no amendment to the provisions of this Article shall be made without the consent of the holder of each Bond affected thereby.

Section 7.04. Release of Portions of Project Site. Reference is made to the provisions of the Loan Agreement including without limitation, Section 4.10 thereof, whereby Borrower has reserved the right to withdraw certain portions of the land herein described and forming a part of the Project Site upon compliance with the terms and conditions of the Agreement. The Trustee shall release from the lien of this Indenture any such land or portion of the Project Site upon compliance with the provisions of the Agreement.

(End of Article VII)

ARTICLE VIII

DEFAULT PROVISIONS AND REMEDIES OF TRUSTEE AND BONDHOLDERS

Section 8.01. Defaults; Events of Default. If any of the following events occur, it is hereby declared to constitute an "event of default":

(a) Default in the due and punctual payment of interest on any Bond;

(b) Default in the due and punctual payment of the principal of or premium, if any, on any Bond whether at the stated maturity thereof, or upon proceedings for redemption thereof, or upon the maturity thereof by declaration;

(c) Default in the performance or observance of any other of the covenants, agreements or conditions on the part of Issuer in this Indenture or in the Bonds contained and failure to remedy the same after notice thereof pursuant to Section 8.12 hereof; or

(d) The occurrence of an "event of default" under Section 8.1 of the Agreement.

Section 8.02. Acceleration. Upon the occurrence of an event of default Trustee may, and upon the written request of the holders of not less than 25 percent in aggregate principal amount of Bonds then outstanding shall, by notice in writing delivered to Issuer, declare the principal of all Bonds then outstanding and the interest accrued thereon immediately due and payable, and such principal and interest shall thereupon become and be immediately due and payable. Upon any declaration of acceleration hereunder Issuer and Trustee shall immediately declare an amount equal to all amounts then due and payable on the Bonds, to be immediately due and payable as liquidated damages in accordance with Section 8.2(a) of the Agreement.

Section 8.03. Foreclosure of Project. Upon the occurrence of an event of default, the lien of the Project created and vested by this Indenture may be foreclosed either by sale or at public auction or by proceedings in equity, and the Trustee or the holder or holders of any of the Bonds then outstanding, whether or not then in default of payment of principal or interest, may become the purchaser at any foreclosure sale if the highest bidder.

To the extent that such rights may then lawfully be waived, neither Borrower nor anyone claiming through or under Borrower, shall set up, claim, or seek to take advantage of any appraisement, valuation, stay, extension or redemption laws now or hereafter in force, in order to prevent or hinder the enforcement of this Indenture or the foreclosure of the mortgage hereunder, and Borrower, for himself and all who may claim through or under him, hereby waives, to the extent that he lawfully may do so, the benefit of all such laws and all rights of appraisement and redemption to which he may be entitled under the laws of Indiana.

Section 8.04. Other Remedies; Rights of Bondholders. Upon the occurrence of an event of default Trustee may, as an alternative, pursue any available remedy by suit at law or in equity to enforce the payment of the principal of, premium, if any, and interest on the Bonds then outstanding.

If an event of default shall have occurred, and if requested so to do by the holders of 25 percent in aggregate principal amount of Bonds then outstanding and indemnified as provided in Section 9.01(l) hereof, Trustee shall be obligated to exercise such one or more of the rights and powers conferred by this Section 8.04, as Trustee, being advised by counsel, shall deem most expedient in the interests of the Bondholders.

No remedy by the terms of this Indenture conferred upon or reserved to Trustee (or to the Bondholders) is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given to Trustee or to the Bondholders hereunder or now or hereafter existing at law or in equity.

No delay or omission to exercise any right or power accruing upon any default or event of default shall impair any such right or power or shall be construed to be a waiver of any such default or acquiescence therein; and such right and power may be exercised from time to time as often as may be deemed expedient.

No waiver of any default or event of default hereunder, whether by Trustee or by the Bondholders, shall extend to or shall affect any subsequent default or event of default or shall impair any rights or remedies consequent thereon.

Section 8.05. Right of Bondholders to Direct Proceedings. Anything in this Indenture to the contrary notwithstanding, the holders of a majority in aggregate principal amount of the Bonds then outstanding shall have the right, at any time, by an

instrument or instruments in writing executed and delivered to Trustee, to direct the method and place of conducting all proceedings to be taken in connection with the enforcement of the terms and conditions of this Indenture, or for the appointment of a receiver or any other proceedings hereunder; provided, that such direction shall not be otherwise than in accordance with the provisions of law and of this Indenture.

Section 8.06. Appointment of Receivers. Upon the occurrence of an event of default, and upon the filing of a suit or other commencement of judicial proceedings to enforce the rights of Trustee and of the Bondholders under this Indenture, Trustee shall be entitled, to the extent permitted by law, to the appointment of a receiver or receivers of the Trust Estate and of the revenues, earnings, income, products and profits thereof, pending such proceedings, with such powers as the court making such appointment shall confer.

Section 8.07. Application of Moneys. All moneys received by Trustee pursuant to any right given or action taken under the provisions of this Article shall, after payment of the costs and expenses of the proceedings resulting in the collection of such moneys and of the expenses, liabilities and advances incurred or made by Trustee, be deposited in the Bond Fund and all moneys in the Bond Fund shall be applied as follows:

(a) Unless the principal of all the Bonds shall have become or shall have been declared due and payable, all such moneys shall be applied:

FIRST - To the payment to the persons entitled thereto of all installments of interest then due on the Bonds, in the order of the maturity of the installments of such interest and, if the amount available shall not be sufficient to pay in full any particular installment, then to the payment ratably, according to the amounts due on such installments, to the persons entitled thereto, without any discrimination or privilege; and

SECOND - To the payment to the persons entitled thereto of the unpaid principal of and premium, if any, on any of the Bonds which shall have become due (other than Bonds called for redemption for the payment of which moneys are held pursuant to the provisions of this Indenture), with interest on such Bonds from the respective dates upon which they became due and, if the amount available shall not be sufficient

to pay in full Bonds due on any particular date, together with such interest, then to the payment ratably, according to the amount of principal due on such date, to the persons entitled thereto without any discrimination or privilege.

(b) If the principal of all the Bonds shall have become due or shall have been declared due and payable, all such moneys shall be applied to the payment of the principal and interest then due and unpaid upon the Bonds, without preference or priority of principal over interest or of interest over principal, or of any installment of interest over any other installment of interest, or of any Bond over any other Bond, ratably, according to the amounts due respectively for principal and interest, to the persons entitled thereto without any discrimination or privilege.

(c) If the principal of all the Bonds shall have been declared due and payable, and if such declarations shall thereafter have been rescinded and annulled under the provisions of this Article then, subject to the provisions of Section 8.07(b) hereof in the event that the principal of all the Bonds shall later become due or be declared due and payable, the moneys shall be applied in accordance with the provisions of Section 8.07(a) hereof.

Whenever moneys are to be applied pursuant to the provisions of this Section 8.07, such moneys shall be applied at such times, and from time to time, as Trustee shall determine, having due regard to the amount of such moneys available for application and the likelihood of additional moneys becoming available for such application in the future. Whenever Trustee shall apply such funds, it shall fix the date (which shall be an interest payment date unless it shall deem another date more suitable) upon which such application is to be made and upon such date interest on the amounts of principal to be paid on such dates shall cease to accrue. Trustee shall give such notice as it may deem appropriate of the deposit with it of any such moneys and of the fixing of any such date, and shall not be required to make payment to the holder of any unpaid coupon, if any, or any Bond until such coupon, if any, or such Bond and all unmatured coupons, if any, appertaining to such Bond shall be presented to Trustee for appropriate endorsement or for cancellation if fully paid.

Whenever the principal of, premium, if any, and interest on all Bonds has been paid under the provisions of this Section 8.07 and all expenses and charges of Trustee have been paid, any balance remaining in the Bond Fund shall be paid to Borrower as provided in Section 5.11 hereof.

Section 8.08. Remedies Vested in Trustee. All rights of action (including the right to file proof of claims) under this Indenture or under any of the Bonds or coupons, if any, may be enforced by Trustee without the possession of any of the Bonds or coupons, if any, or the production thereof in any trial or other proceeding relating thereto and any such suit or proceeding instituted by Trustee shall be brought in its name as Trustee without the necessity of joining as plaintiffs or defendants any holders of the Bonds, and any recovery of judgment shall be for the equal and ratable benefit of the holders of the outstanding Bonds and the bearers of the outstanding coupons, if any.

Section 8.09. Rights and Remedies of Bondholders. No holder of any Bond or coupon, if any, shall have any right to institute any suit, action or proceeding at law or in equity for the enforcement of this Indenture or for the execution of any trust hereof or for the appointment of a receiver or any other remedy hereunder, unless also a default has occurred of which the Trustee has been notified as provided in Section 9.01(h) hereof, or of which by said subsection it is deemed to have notice, nor unless also such default shall have become an event of default and the holders of 25 percent in aggregate principal amount of Bonds then outstanding shall have made written request to Trustee and shall have offered it reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in their own name or names, nor unless also they have offered to Trustee indemnity as provided in Section 9.01(l), nor unless Trustee shall thereafter fail or refuse to exercise the powers hereinbefore granted, or to institute such action, suit or proceeding in its own name; and such notification, request and offer of indemnity are hereby declared in every case at the option of Trustee to be conditions precedent to the execution of the powers and trusts of this Indenture, and to any action or cause of action for the enforcement of this Indenture, or for the appointment of a receiver or for any other remedy hereunder; it being understood and intended that no one or more holders of the Bonds or coupons, if any, shall have any right in any manner whatsoever to affect, disturb or prejudice the lien of this Indenture by its, his or their action or to enforce any right hereunder except in the manner herein provided, and that all proceedings at law or in equity shall be instituted, had and maintained in the manner herein provided and for the equal and ratable benefit of the holders of all Bonds then outstanding. However, nothing contained in this Indenture shall affect or impair the right of any Bondholder to enforce the payment of the principal of, premium, if any, and interest on any Bond at and after the maturity thereof, or the

obligation of Issuer to pay the principal of, premium, if any, and interest on each of the Bonds issued hereunder to the respective holders thereof at the time, place, from the source and in the manner in the Bonds and the appurtenant coupons, if any, expressed.

Section 8.10. Termination of Proceedings. In case Trustee shall have proceeded to enforce any right under this Indenture by the appointment of a receiver or otherwise, and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely, then and in every such case Issuer, Trustee and the Bondholders shall be restored to their former positions and rights hereunder respectively with regard to the property subject to this Indenture, and all rights, remedies and powers of Trustee shall continue as if no such proceedings had been taken.

Section 8.11. Waivers of Events of Default. Trustee may at its discretion waive any event of default hereunder and its consequences and rescind any declaration of maturity of principal, and shall do so upon the written request of the holders of (1) more than 50 percent in principal amount of all Bonds then outstanding in respect of which default in the payment of principal or interest, or both, exists, or (2) more than 50 percent in principal amount of all Bonds then outstanding in the case of any other default; provided, however that there shall not be waived (a) any event of default in the payment of the principal of any outstanding Bonds at the date of maturity specified therein or (b) any default in the payment when due of the interest on any such Bonds unless prior to such waiver or rescission all arrears of interest, or overdue installments of interest or all arrears of payments of principal when due, as the case may be, and all expenses of Trustee, in connection with such default shall have been paid or provided for, and in cases of any such waiver or rescission, or in case any proceeding taken by Trustee on account of any such default shall have been discontinued or abandoned or determined adversely, then and in every such case Issuer, Trustee and the Bondholders shall be restored to their former positions and rights hereunder respectively, but no such waiver or rescission shall extend to any subsequent or other default, or impair any right consequent thereon.

Section 8.12. Notice of Defaults under Section 8.01(c); Opportunity of Borrower to Cure Such Defaults. Anything herein to the contrary notwithstanding, no default under Section 8.01(c) hereof shall constitute an event of default until actual notice of such default by registered or certified mail shall be given Borrower by Trustee or by the holders of not

less than 25 percent in aggregate principal amount of all Bonds outstanding, and Borrower shall have had thirty days after receipt of such notice to correct said default or cause said default to be corrected, and shall not have corrected said default or caused said default to be corrected within the applicable period; provided, however, if said default be such that it cannot be corrected within the applicable period, it shall not constitute an event of default if corrective action is instituted by Borrower within the applicable period and diligently pursued until the default is corrected.

(End of Article VIII)

ARTICLE IX

TRUSTEE

Section 9.01. Acceptance of Trusts. Trustee hereby accepts the trusts imposed upon it by this Indenture, and agrees to perform said trusts, but only upon and subject to the following express terms and conditions:

(a) Trustee, prior to the occurrence of an event of default and after curing of all events of default which may have occurred, undertakes to perform such duties and only such duties as are specifically set forth in this Indenture. In case an event of default has occurred (which has not been cured or waived) Trustee shall exercise such of the rights and powers vested in it by this Indenture, and use the same degree of care and skill in their exercise, as a prudent man would exercise or use under the circumstances in the conduct of his own affairs.

(b) Trustee may execute any of the trusts or powers hereof and perform any of its duties by or through attorneys, agents, receivers or employees but shall be answerable for the conduct of the same in accordance with the standard specified above, and shall be entitled to advice of counsel concerning its duties hereunder, and may in all cases pay such reasonable compensation to all such attorneys, agents, receivers and employees as may reasonably be employed in connection with the trusts hereof. Trustee may act upon the opinion or advice of any attorney (who may be the attorney or attorneys for Issuer or Borrower), approved by Trustee in the exercise of reasonable care. Trustee shall not be responsible for any loss or damage resulting from any action or inaction in good faith, taken or not taken, in reliance upon such opinion or advice.

(c) Trustee shall not be responsible for any recital herein, or in the Bonds (except with respect to the certificate of Trustee endorsed on the Bonds), or for the recording or re-recording, filing or re-filing of this Indenture or any other instrument required by this Indenture to secure the Bonds, or for insuring the Project or collecting any insurance moneys, or for the validity of the execution by Issuer of this Indenture, or of any supplements thereto or instruments of further assurance, or for the sufficiency for the security for the Bonds issued hereunder or intended to be secured hereby, or for the value or title of the Project or otherwise as to the maintenance of the security hereof; and Trustee shall not be bound to ascertain or

inquire as to the performance or observance of any covenants, conditions or agreements on the part of Issuer or on the part of Borrower under the Agreement in connection with the matters referred to in Section 4.5 thereof, except as hereinafter set forth; but Trustee may require of Issuer or Borrower full information and advice as to the performance of the covenants, conditions and agreements aforesaid and as to the condition of the property herein conveyed.

(d) Trustee shall not be accountable for the use of any Bonds authenticated or delivered hereunder. Trustee may become the owner of Bonds and coupons, if any, secured hereby with the same rights which it would have if not Trustee.

(e) Trustee shall be protected in acting upon any notice, request, consent, certificate, order, affidavit, letter, telegram or other paper or document believed to be genuine and correct and to have been signed or sent by the proper person or persons. Any action taken by Trustee pursuant to this Indenture upon the request or authority or consent of any person who at the time of making such request or giving such authority or consent is the owner of any Bond, shall be conclusive and binding upon all future owners of the same Bond and upon Bonds issued in exchange therefor or in place thereof.

(f) As to the existence or non-existence of any fact or as to the sufficiency or validity of any instrument, paper or proceeding, Trustee shall be entitled to rely upon a certificate signed by an authorized representative of Issuer or Borrower as sufficient evidence of the facts therein contained and prior to the occurrence of a default of which Trustee has been notified as provided in Section 9.01(h) hereof, or of which by Section 9.01(h) it is deemed to have notice, shall also be at liberty to accept a similar certificate to the effect that any particular dealing, transaction or action is necessary or expedient, but may at its discretion secure such further evidence deemed by it to be necessary or advisable, but shall in no case be bound to secure the same. Trustee may accept a certificate of the Clerk under the seal of Issuer to the effect that a resolution in the form set forth therein has been adopted by Issuer as conclusive evidence that such resolution has been duly adopted, and is in full force and effect.

(g) The permissive right of Trustee to do things enumerated in this Indenture shall not be construed as a duty and it shall not be answerable for other than its negligence or willful default.

(h) Trustee shall not be required to take notice or be deemed to have notice of any default hereunder except failure by Issuer to cause to be made any of the payments to Trustee required to be made by Article IV or failure by Issuer or Borrower to file with Trustee any document required by this Indenture or the Agreement to be so filed subsequent to the issuance of the Bonds, unless Trustee shall be specifically notified in writing of such default by Issuer or by the holders of at least 25 percent in aggregate principal amount of Bonds then outstanding and all notices or other instruments required by this Indenture to be delivered to Trustee, must, in order to be effective, be delivered at the principal office of Trustee, and in the absence of such notice so delivered Trustee may conclusively assume there is no default except as aforesaid.

(i) At any and all reasonable times Trustee, and its duly authorized agents, attorneys, experts, engineers, accountants and representatives, shall have the right fully to inspect any and all of the property and rights herein conveyed, including all books, papers and records of Issuer pertaining to the Project and the Bonds, and to take such memoranda from and with regard thereto as may be desired.

(j) Trustee shall not be required to give any bond or surety in respect of the execution of the said trusts and powers or otherwise in respect of the premises.

(k) Notwithstanding anything elsewhere in this Indenture with respect to the authentication of any Bonds, the withdrawal of any cash, or any action whatsoever within the purview of this Indenture, Trustee shall have the right, but shall not be required, to demand any showings, certificates, opinions, appraisals or other information, or corporate action or evidence thereof, in addition to that by the terms hereof required as a condition of such action, by Trustee deemed desirable for the purpose of establishing the right of Issuer to the authentication of any Bonds, the withdrawal of any cash, or the taking of any other action by Trustee.

(l) Before taking the action referred to in Section 8.04 or 8.09 hereof Trustee may require that a satisfactory indemnity bond be furnished for the reimbursement of all

expenses to which it may be put and to protect it against all liability, except liability which is adjudicated to have resulted from its negligence or willful default in connection with any such action.

(m) All moneys received by Trustee shall, until used or applied or invested as herein provided, be held in trust for the purposes for which they were received but need not be segregated from other funds except to the extent required by law.

Section 9.02. Fees, Charges and Expenses of Trustee and Paying Agent. Trustee and any paying agent shall be entitled to payment and reimbursement from the Bond Fund for reasonable fees for their services rendered hereunder and all expenses reasonably and necessarily made or incurred by Trustee and any paying agent in connection with such services, including any advances and counsel fees. Upon an event of default, but only upon an event of default, Trustee and any paying agent shall have a first lien with right of payment prior to payment on account of principal of, premium, if any, and interest on any Bond upon the Trust Estate for the foregoing fees, charges and expenses incurred by them respectively.

Section 9.03. Notice to Bondholders if Default Occurs. If a default occurs of which Trustee is by Section 9.01(h) hereof required to take notice or if notice of default be given as therein provided, then Trustee shall promptly give written notice thereof by registered or certified mail to the owner of Bonds then outstanding and to each holder of Bonds then outstanding shown by the list of the Bondholders required by the terms of Section 4.04 hereof to be kept at the office of Trustee.

Section 9.04. Intervention by Trustee. In any judicial proceeding relating to the Project or this issue of Bonds to which Issuer is a party and which in the opinion of Trustee and its counsel has a substantial bearing on the interests of owners of the Bonds, Trustee may intervene on behalf of the Bondholders and shall do so if requested in writing by the owners of at least 25 percent of the aggregate principal amount of Bonds then outstanding.

Section 9.05. Successor Trustee. Any corporation or association into which Trustee may be converted or merged, or with which it may be consolidated, or to which it may sell or transfer its trust business and assets as a whole or substantially as a whole, or any corporation or association resulting from any such conversion, sale, merger, consolidation or transfer to which it is a party, shall be and become successor

Trustee hereunder and vested with all of the title to the Trust Estate and all the trusts, powers, discretions, immunities, privileges and all other matters as was its predecessor, without the execution or filing of any instrument or any further act, deed or conveyance on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

Section 9.06. Resignation by Trustee. Trustee and any successor Trustee may at any time resign from the trusts hereby created by giving thirty days written notice by registered or certified mail to Issuer and Borrower and to the owner of each Bond at that time registered as to principal (except to bearer) and to each holder of Bonds as shown by the list of the Bondholders required by Section 4.04 hereof to be kept by Trustee, and such resignation shall take effect at the end of such thirty days, or upon the earlier appointment of a successor Trustee by the Bondholders or by Issuer.

Section 9.07. Removal of Trustee. Trustee may be removed at any time, by an instrument or concurrent instruments in writing delivered to Trustee and to Issuer, and signed by the owners of a majority in aggregate principal amount of Bonds then outstanding.

Section 9.08. Appointment of Successor Trustee. In case Trustee hereunder shall resign or be removed, or be dissolved, or shall be in course of dissolution or liquidation, or otherwise become incapable of acting hereunder, or in the case it shall be taken under the control of any public officer or officers, or of a receiver appointed by a court, a successor may be appointed by the owners of a majority in aggregate principal amount of Bonds then outstanding, by an instrument or concurrent instruments in writing signed by such owners, or by their attorneys in fact duly authorized and a copy of which shall be delivered personally or sent by registered mail to Issuer; but until a new Trustee shall be so appointed by the Bondholders, Issuer, by an instrument executed by its Mayor, with the written consent of an authorizing officer of Borrower, may appoint a Trustee to fill such vacancy until a new Trustee shall be appointed by the Bondholders as aforesaid, and when any such new Trustee shall be appointed by the Bondholders, any Trustee theretofore appointed by Issuer shall thereupon and thereby be superceded and retired. Every such Trustee appointed pursuant to the provisions of this Section shall be a trust company or bank in good standing having a reported capital and surplus of not less than the original Trustee, if there be such an institution willing, qualified and able to accept the trust upon customary terms.

Section 9.09. Concerning Any Successor Trustee. Every successor Trustee appointed hereunder shall execute, acknowledge and deliver to its or his predecessor and also to Issuer and Borrower an instrument in writing accepting such appointment hereunder, and thereupon such successor, without any further act, deed or conveyance, shall become fully vested with all the estates, properties, rights, powers, trusts, duties and obligations of its predecessors; but such predecessor shall, nevertheless, on the written request of Issuer, or of its successor, execute and deliver an instrument transferring to such successor all the estates, properties, rights, powers and trusts of such predecessor hereunder; and every predecessor trustee shall deliver all securities and moneys held by it as trustee hereunder to its successor. Should any instrument in writing from Issuer or Borrower be required by any successor Trustee for more fully and certainly vesting in such successor the estate, rights, powers and duties hereby vested or intended to be vested in the predecessor, any and all such instruments in writing shall, on request, be executed, acknowledged and delivered by Issuer and Borrower. The resignation of any Trustee and the instrument or instruments removing any Trustee and appointing a successor hereunder, together with all other instruments provided for in this Article, shall be filed or recorded by the successor Trustee in each recording office where this Indenture shall have been filed or recorded.

Section 9.10. Recordation or Filing of Agreement, Note or Notes, Indenture and Other Instruments. Trustee covenants that it will cause the Agreement, the Note or Notes, this Indenture and all supplements thereto and hereto, as well as such other security agreements, financing statements and all supplements thereto and other instruments as may be required from time to time to be kept, to be recorded and filed in such manner and in such places as may be required by law in order to fully preserve and protect the security of the holders and owners of the Bonds, the bearers of the coupons appertaining to the coupon Bonds, if any, and the rights of Trustee hereunder, and to perfect the security interest created by this Indenture.

Section 9.11. Designation and Succession of Paying Agents. Trustee and any other banks or trust companies, if any, designated as paying agent or paying agents in any supplemental indenture shall be the paying agent or paying agents for the applicable series of Bonds.

Any bank or trust company with or into which any paying agent may be merged or consolidated, or to which the assets and business of such paying agent may be sold, shall be deemed the

successor of such paying agent for the purposes of this Indenture. If the position of paying agent shall become vacant for any reason, Issuer shall, within thirty days thereafter, appoint such bank or trust company as shall be specified by Borrower and located in the same city as such paying agent to fill such vacancy; provided, however, that if Issuer shall fail to appoint such paying agent within said period, Trustee shall make such appointment.

The paying agents shall enjoy the same protective provisions in the performance of their duties hereunder as are specified in Section 9.01 hereof with respect to Trustee insofar as such provisions may be applicable.

Section 9.12. Appointment of Co-Trustees. It is the purpose of this Indenture that there shall be no violation of any law of any jurisdiction (including particularly the law of Indiana) denying or restricting the right of banking corporations or associations to transact business as Trustee in such jurisdiction. It is recognized that in case of litigation under this Indenture or the Agreement, and particularly in case of the enforcement of either on default, or in case Trustee deems that by reason of any present or future law of any jurisdiction it may not exercise any of the powers, rights or remedies herein granted to Trustee or hold title to the properties, in trust, as herein granted, or take any other action which may be desirable or necessary in connection therewith, it may be necessary that Trustee appoint an additional individual or institution as a separate or Co-Trustee. The following provisions of this Section 9.12 are adapted to these ends.

In the event that Trustee appoints an additional individual or institution as a separate or Co-Trustee, each and every remedy, power, right, claim, demand, cause of action, immunity, estate, title, interest and lien expressed or intended by this Indenture to be exercised by or vested in or conveyed to Trustee with respect thereto shall be exercisable by and vest in such separate or Co-Trustee but only to the extent necessary to enable such separate or Co-Trustee to exercise such powers, rights and remedies, and every covenant and obligation necessary to the exercise thereof by such separate or Co-Trustee shall run to and be enforceable by either of them.

Should any instrument in writing from Issuer be required by the separate Trustee or Co-Trustee so appointed by Trustee for more fully and certainly vesting in and confirming to him or it such properties, rights, powers, trusts, duties and obligations, any and all such instruments in writing shall, on request, be executed, acknowledged and delivered by Issuer. In

case any separate Trustee or Co-Trustee, or a successor to either, shall die, become incapable of acting, resign or be removed, all the estates, properties, rights, powers, trusts, duties and obligations of such separate Trustee or Co-Trustee, so far as permitted by law, shall vest in and be exercised by Trustee until the appointment of a new Trustee or successor to such separate Trustee or Co-Trustee.

(End of Article IX)

ARTICLE X

SUPPLEMENTAL INDENTURES

Section 10.01. Supplemental Indentures Not Requiring Consent of Bondholders. Issuer, Borrower and Trustee may, without consent of, or notice to any of the Bondholders enter into an indenture or indentures supplemental to this Indenture which shall not be inconsistent with the terms and provisions hereof for any one or more of the following purposes:

(a) To cure any ambiguity or formal defect or omission in this Indenture;

(b) To grant to or confer upon Trustee for the benefit of the Bondholders any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the Bondholders or Trustee;

(c) To subject to this Indenture additional revenues, properties or collateral;

(d) To modify, amend or supplement this Indenture or any indenture supplemental hereto in such manner as to permit the qualification hereof and thereof under the Trust Indenture Act of 1939 or any similar federal statute hereinafter in effect or to permit the qualification of the Bonds for sale under the securities laws of any of the states of the United States, and, if they so determine, to add to this Indenture or any indenture supplemental hereto such other terms, conditions and provisions as may be permitted by said Trust Indenture Act of 1939 or similar federal statute;

(e) To evidence the appointment of a separate Trustee or a Co-Trustee or the successor of a new Trustee or paying agent hereunder.

Section 10.02. Supplemental Indentures Requiring Consent of Bondholders. Exclusive of supplemental indentures covered by Section 10.01 hereof and subject to the terms and provisions contained in this Section, and not otherwise, the holders of not less than two-thirds in aggregate principal amount of the Bonds then outstanding shall have the right, from time to time, anything contained in this Indenture to the contrary notwithstanding, to consent to and approve the execution by Issuer, Borrower and Trustee of such other indenture or indentures supplemental hereto as shall be deemed necessary and desirable by Issuer for the purpose of modifying, altering, amending,

adding to or rescinding, in any particular, any of the terms or provisions contained in this Indenture or in any supplemental indenture; provided, however, that nothing in this Section contained shall permit, or be construed as permitting (a) an extension of the maturity of the principal of or the interest on, any Bond issued hereunder, or (b) a reduction in the principal amount of, or redemption premium, on, any Bond or the rate of interest, or (c) a privilege or priority of any Bond or Bonds over any other Bond or Bonds, or (d) a reduction in the aggregate principal amount of the Bonds required for consent to such supplemental indenture.

If at any time Issuer shall request Trustee to enter into any such supplemental indenture for any of the purposes of this Section, Trustee shall, upon being satisfactorily indemnified with respect to expenses, cause notice of the proposed execution of such supplemental indenture to be published as shall be requested by Issuer and in any event one time in a newspaper or financial journal of general circulation in Fort Wayne, Indiana. Such notice shall briefly set forth the nature of the proposed supplemental indenture and shall state that copies thereof are on file at the principal office of Trustee for inspection by all Bondholders. If, within sixty days or such longer period as shall be prescribed by Issuer following the final publication of such notice, the holders of not less than two-thirds in aggregate principal amount of the Bonds outstanding at the time of the execution of any such supplemental indenture shall have consented to and approved the execution thereof as herein provided, no holder of any Bond shall have any right to object to any of the terms and provisions contained therein, or the operation thereof, or in any manner to question the propriety of the execution thereof, or to enjoin or restrain Trustee, Borrower or Issuer from executing the same or from taking any action pursuant to the provisions thereof. Upon the execution of any such supplemental indenture as in this Section permitted and provided, this Indenture shall be and be deemed to be modified and amended in accordance therewith.

If, because of the temporary or permanent suspension of the publication or general circulation of any newspaper or financial journal or for any other reason, it is impossible or impractical to publish any notice required in this Section, then such publication in lieu thereof as shall be made by Trustee shall constitute a sufficient publication of notice.

Anything herein to the contrary notwithstanding, a supplemental indenture under this Article shall not become effective unless and until Borrower shall have executed and delivered such supplemental indenture.

(End of Article X)

ARTICLE XI

AMENDMENT OF AGREEMENT AND NOTE

Section 11.01. Amendments, etc., to Agreement and Notes Not Requiring Consent of Bondholders. Issuer, Borrower and Trustee shall without the consent of or notice to the Bondholders consent to any amendment, change or modification of the Agreement or Note or Notes as may be required (i) by the provisions of the Agreement, the Note or Notes and this Indenture, (ii) for the purpose of curing any ambiguity or formal defect or omission, (iii) so as to more precisely identify property or collateral or substitute or add additional property or collateral or additional rights or interests in property acquired in accordance with the provisions of the Agreement or Note or Notes, which property or collateral is to be subject to the lien of the Indenture, or (iv) in connection with any other change therein which, in the judgment of Trustee, is not to the prejudice of Trustee or the Bondholders.

Section 11.02. Amendments, etc., to Agreement and Notes Requiring Consent of Bondholders. Except for the amendments, changes or modifications as provided in Section 11.01 hereof, neither Issuer, Borrower nor Trustee shall consent to any other amendment, change or modification of the Agreement or Note or Notes without publication of notice and the written approval or consent of the holders of not less than two-thirds in aggregate principal amount of the Bonds at the time outstanding given as in this Section provided; except that no amendment of the Note or Notes shall permit (a) an extension of the maturity of any installment of principal of or interest on the Note or Notes, or (b) a reduction in the principal amount of any installment of principal of, or redemption premium or rate of interest on the Note or Notes. If at any time Issuer and Borrower shall request the consent of Trustee to any such proposed amendment, change or modification of the Agreement or Note or Notes, Trustee shall, upon being satisfactorily indemnified with respect to expenses, cause notice of such proposed amendment, change or modification to be published in the same manner as provided by Section 10.02 hereof with respect to supplemental indentures. Such notice shall briefly set forth the nature of the proposed amendment, change or modification and shall state that copies of the instrument embodying the same are on file at the principal office of Trustee for inspection by all Bondholders.

(End of Article XI)

ARTICLE XII

MISCELLANEOUS

Section 12.01. Consents, etc, of Bondholders. Any consent, request, direction, approval, objection or other instrument required by this Indenture to be signed and executed by the Bondholders may be in any number of concurrent documents and may be executed by such Bondholders in person or by agent appointed in writing. Proof of the execution of any such consent, request, direction, approval, objection or other instrument or of the writing appointing any such agent and of the ownership of Bonds, if made in the following manner, shall be sufficient for any of the purposes of this Indenture, and shall be conclusive in favor of Trustee with regard to any action taken by it under such request or other instrument, namely:

(a) The fact and date of the execution by any person of any such writing may be proved by the certificate of any officer in any jurisdiction who by law has power to take acknowledgments within such jurisdiction that the person signing such writing acknowledged before him the execution thereof, or by an affidavit of any witness to such execution.

(b) The fact of the holding by any person of Bonds or coupons, if any, transferable by delivery and the amounts and numbers of such Bonds, and the date of the holdings of the same, may be proved by a certificate, deemed by Trustee to be satisfactory, executed by any trust company, bank or banker, wherever situated, stating that at the date thereof the party named therein did exhibit to an officer of such trust company or bank or to such banker, as the property of such party, the Bonds or coupons, if any, therein mentioned. Trustee may, in its discretion, require evidence that such Bonds have been deposited with a bank or trust company before taking any action based on such ownership. In lieu of the foregoing Trustee may accept other proofs as it shall deem appropriate.

For all purposes of this Indenture and of the proceedings for the enforcement hereof, such person shall be deemed to continue to be the holder of such Bond until Trustee shall have received notice in writing to the contrary.

Section 12.02. Limitation of Rights. With the exception of rights herein expressly conferred, nothing expressed or mentioned in or to be implied from this Indenture or the Bonds

is intended or shall be construed to give to any person or company other than the parties hereto, and the holders of the Bonds and coupons, if any, any legal or equitable right, remedy or claim under or with respect to this Indenture or any covenants, conditions and provisions herein contained; this Indenture and all of the covenants, conditions and provisions hereof being intended to be and being for the sole and exclusive benefit of the parties hereto and the holders of the Bonds and coupons, if any, as herein provided.

Section 12.03. Severability. If any provision of this Indenture shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever.

Section 12.04. Notices. Any notice, request, complaint, demand, communication or other paper shall be sufficiently given and shall be deemed given when delivered or mailed by registered or certified mail, postage prepaid, or sent by telegram, addressed as follows: if to Issuer, Attention: Clerk, City of Fort Wayne, City Building, Fort Wayne, Indiana 46802; if to Trustee, Attention: Trust Department, Indiana Bank and Trust Company of Fort Wayne, 915 South Clinton, Fort Wayne, Indiana 46802; and if to Borrower, 4030 Piper Drive, Fort Wayne, Indiana 46809. A duplicate copy of each notice required to be given hereunder by Trustee to either Issuer or Borrower shall also be given to the other. Issuer, Borrower and Trustee may designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

Section 12.05. Payments Due on Saturdays, Sundays and Holidays. In any case where the date of maturity of interest on or principal of the Bonds or the date fixed for redemption of any Bond shall be in the City of Fort Wayne, Indiana, a Saturday, Sunday or legal holiday or a day on which banking institutions are authorized by law to close, then payment of principal, premium, if any, or interest need not be made on such date but may be made on the next succeeding business day with the same force and effect as if made on the date of maturity or the date fixed for redemption and no interest shall accrue for the period after such date.

Section 12.06. Counterparts. This Indenture may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 12.07. Applicable Provisions of Law. This Indenture shall be governed by and construed in accordance with the laws of the State of Indiana.

Section 12.08. Captions. The captions or headings in this Indenture are for convenience only and in no way define, limit or describe the scope or intent of any provisions or Sections of this Indenture.

(End or Article XII)

IN WITNESS WHEREOF, the City of Fort Wayne, Indiana, has caused these presents to be signed in its name and behalf by the Mayor and its official seal to be hereunto affixed and attested by its Clerk, and Bruce E. Winebrenner has caused these presents to be signed in his name and behalf, and to evidence its acceptance of the trusts hereby created Indiana Bank and Trust Company of Fort Wayne, Fort Wayne, Indiana, has caused these presents to be signed and sealed in its name and behalf by its duly authorized officers, as of the day first above written.

CITY OF FORT WAYNE

By _____
Winfield C. Moses, Jr., Mayor

(SEAL)

Attest:

_____
Charles E. Westerman, Clerk

_____
Bruce E. Winebrenner

INDIANA BANK AND TRUST COMPANY
OF FORT WAYNE

By _____
_____, _____

(SEAL)

Attest:

_____
_____, _____

This instrument prepared by Thomas K. Downs, Ice Miller Donadio & Ryan, 10th Floor, 111 Monument Circle, Indianapolis, Indiana 46204.

EXHIBIT A

(To Mortgage and Indenture of Trust dated as of February 1, 1981, among the City of Fort Wayne, Indiana, Bruce E. Winebrenner and Indiana Bank and Trust Company of Fort Wayne, Fort Wayne, Indiana.)

THE ECONOMIC DEVELOPMENT FACILITIES

Project Description

Project Site

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a notary public in and for said county and state, personally appeared Winfield C. Moses, Jr. and Charles E. Westerman, personally known to me to be the Mayor and Clerk, respectively, of the City of Fort Wayne, State of Indiana, and acknowledged the execution of the foregoing Mortgage and Indenture of Trust for and on behalf of said City.

WITNESS my hand and notarial seal this _____ day of _____, 1981.

_____
(Written Signature)

_____
(Printed Signature)

Notary Public

(SEAL)

My commission expires: _____

My county of residence is: _____

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a notary public in and for said county and state, personally appeared Bruce E. Winebrenner, personally known to me, and acknowledged the execution of the foregoing Mortgage and Indenture of Trust.

WITNESS my hand and notarial seal this _____ day of _____, 1981.

_____
(Written Signature)

_____
(Printed Signature)

Notary Public

(SEAL)

My commission expires:

_____

My county of residence is:

_____

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a notary public in and for said county and state, personally appeared _____ and _____, personally known to me to be a _____ and _____, respectively, of Indiana Bank and Trust Company of Fort Wayne, Fort Wayne, Indiana, and acknowledged the execution of the foregoing Mortgage and Indenture of Trust for and on behalf of said Bank.

WITNESS my hand and notarial seal this _____ day of _____, 1981.

_____
(Written Signature)

_____
(Printed Signature)

Notary Public

(SEAL)

My commission expires:

_____

My county of residence is:

_____

CITY OF FORT WAYNE, INDIANA

AND

BRUCE E. WINEBRENNER

LOAN AGREEMENT

Dated as of February 1, 1981

LOAN AGREEMENT

TABLE OF CONTENTS

(This Table of Contents is not a part of the Loan Agreement and is only for convenience of reference.)

		Page
PARTIES		1
PREAMBLES		1
ARTICLE I	DEFINITIONS	3
ARTICLE II	REPRESENTATIONS	
Section 2.1.	Representations by Issuer	7
Section 2.2.	Representations by Borrower	7
ARTICLE III	COMMENCEMENT AND COMPLETION OF THE PROJECT; ISSUANCE OF THE BONDS	
Section 3.1.	Agreement to Acquire and/or Construct the Project	10
Section 3.2.	Ownership and Use of Project	10
Section 3.3.	Agreement to Issue Series 1981 Bonds; Application of Bond Proceeds	10
Section 3.4.	Disbursements from the Construction Fund	11
Section 3.5.	Furnishing Documents to Trustee	11
Section 3.6.	Establishment of Completion Date	11
Section 3.7.	Borrower Required to Pay in Event Construction Fund Insufficient	12
Section 3.8.	Investment of Construction Fund and Bond Fund Moneys	12
Section 3.9.	Covenants With Respect to Arbitrage	13
ARTICLE IV	PROVISIONS FOR PAYMENT	
Section 4.1.	Loan Payments and Other Amounts Payable; Notes; and Credits	14
Section 4.2.	Payments Pledged	15
Section 4.3.	Obligations of Borrower Unconditional	15
Section 4.4.	No Abatement of Loan Payments	16

		Page
Section 4.5.	Insurance Required	16
Section 4.6.	Additional Provisions Respecting Insurance	16
Section 4.7.	Advances	17
Section 4.8.	Payment for Maintenance and Modifications of Project	17
Section 4.9.	Taxes, Other Governmental Charges and Utility Charges	18
Section 4.10.	Payment for Release of Portions of Project Site	19
ARTICLE V	DAMAGE, DESTRUCTION AND CONDEMNATION; USE OF NET PROCEEDS	
Section 5.1.	Damage, Destruction and Condemnation	21
Section 5.2.	Application of Net Proceeds	21
Section 5.3.	Insufficiency of Net Proceeds	22
ARTICLE VI	SPECIAL COVENANTS	
Section 6.1.	No Warranty of Condition or Suitability by Issuer	23
Section 6.2.	Right of Access to the Project	23
Section 6.3.	Granting of Easements	23
Section 6.4.	Release and Indemnification Covenants	24
Section 6.5.	Tax Exempt Status of Bonds	24
Section 6.6.	Further Assurances and Corrective Instruments	25
ARTICLE VII	ASSIGNMENT, REDEMPTION, MORTGAGING AND SELLING	
Section 7.1.	Assignment	26
Section 7.2.	Pledge of Interest in this Agreement by Issuer	26
Section 7.3.	Redemption of Bonds	26
Section 7.4.	References to Bonds Ineffective After Bonds Paid	27
Section 7.5.	Mortgaging of Project	27
Section 7.6.	Restrictions on Sale of Project	27

		Page
ARTICLE VIII	EVENTS OF DEFAULT AND REMEDIES	
Section 8.1.	Events of Default Defined	28
Section 8.2.	Remedies on Default	29
Section 8.3.	No Remedy Exclusive	30
Section 8.4.	Agreement to Pay Attorneys' Fees and Expenses	30
Section 8.5.	No Additional Waiver Implied by One Waiver	30
ARTICLE IX	PREPAYMENT OF LOAN	
Section 9.1.	Option to Prepay the Loan	31
Section 9.2.	Conditional Option	31
Section 9.3.	Prepayment Price	31
Section 9.4.	Notice of Prepayment	31
Section 9.5.	Relative Position of this Article and Indenture	32
ARTICLE X	MISCELLANEOUS	
Section 10.1.	Agreement Term	33
Section 10.2.	Notices	33
Section 10.3.	Binding Effect	33
Section 10.4.	Severability	33
Section 10.5.	Amounts Remaining in Bond Fund	33
Section 10.6.	Amendments, Changes and Modifications	33
Section 10.7.	Execution in Counterparts	34
Section 10.8.	Applicable Law	34
Section 10.9.	Captions	34
TESTIMONIUM		35
SIGNATURES AND SEALS		35
EXHIBIT A		36
EXHIBIT B		37

LOAN AGREEMENT

LOAN AGREEMENT dated as of February 1, 1981, between the City of Fort Wayne, a municipal corporation organized and existing under the laws of the State of Indiana ("Issuer"), and Bruce E. Winebrenner, a sole proprietor and his heirs, devisees, legal representatives, successors and assigns ("Borrower"):

WITNESSETH:

WHEREAS, the Indiana Code, Title 18, Article 6, Chapter 4.5 (the "Act"), has been enacted by the Legislature of Indiana; and

WHEREAS, the Act provides that an issuer may pursuant to the Act issue revenue bonds and loan the proceeds thereof to a developer or user for the purpose of financing all costs of purchase or construction of facilities, including real and personal property, for diversification of economic development and promotion of job opportunities in or near such issuer, such revenue bonds being payable primarily from the revenues derived from the repayment of such loan; and

WHEREAS, pursuant to and in accordance with the provisions of the Act, by ordinance or ordinances of the legislative body of the Issuer, in furtherance of the purposes of the Act, Issuer proposes to make a loan to Borrower for the purpose of acquisition, construction and installation of economic development facilities under construction or to be constructed in the City of Fort Wayne, Indiana consisting of certain economic development facilities described in Exhibit A hereto; and Issuer proposes to provide funds for such loan by the issuance of its revenue bonds in the aggregate principal amount of $400,000 under a Mortgage and Indenture of Trust and to secure said revenue bonds by an assignment and pledge of the agreement pursuant to which the loan is made and Borrower's promissory note issued to evidence and secure the debt created by said loan, and by directing Borrower, in consideration of this loan, to mortgage the Project Site (as hereinafter defined) and Building (as hereinafter defined) to a corporate trustee for the benefit of the bondholders; and

WHEREAS, Issuer proposes to loan to Borrower and Borrower desires to borrow from Issuer funds to defray the cost of financing the Project and certain incidental costs thereto and to issue his promissory note to secure such loan upon the terms and conditions set forth herein, to mortgage the Project Site (as hereinafter defined) and Building (as hereinafter defined) to a corporate trustee for the benefit of the bondholders in consideration of the loan to him by the Issuer;

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants hereinafter contained, the parties hereto agree as follows:

ARTICLE I

DEFINITIONS

"Act" shall mean the Indiana Code, Title 18, Article 6, Chapter 4.5.

"Agreement" means this Loan Agreement and any amendments and supplements hereto.

"Agreement Term" means the duration of this agreement as specified in Section 10.1 hereof.

"Bonds" means the Economic Development First Mortgage Revenue Bonds, Series 1981 (Bruce E. Winebrenner Project) and any Additional Bonds of the Issuer, if any are permitted to be issued pursuant to the Indenture.

"Bond Fund" means the fund created in Section 5.02 of the Indenture.

"Borrower" means Bruce E. Winebrenner, a sole proprietor and his heirs, devisees, legal representatives, successors and assigns.

"Building" means all buildings, structures and facilities forming a part of the Project.

"Commission" means the Fort Wayne Economic Development Commission, an economic development commission created by the Issuer.

"Completion Date" means the date of completion of the construction of the Project, as that date shall be certified as provided in Section 3.6 hereof.

"Construction Fund" means the fund created in Section 5.06 of the Indenture.

"Costs of Construction" with respect to the Project shall be deemed to include those items included in Section 23 of the Act including, but not limited to:

(i) obligations of Issuer or of Borrower incurred for labor and materials (including obligations payable to Borrower) in connection with the acquisition, construction, installation and equipping of the Project;

(ii) the cost of contract bonds and of insurance of all kinds that may be required or necessary during the course of construction of the Project;

(iii) all costs and expenses of site preparation, engineering services, including the costs of Issuer or Borrower for test borings, surveys, estimates, plans and specifications and preliminary investigation therefor, and for supervising construction, as well as for the performance of all other duties required by or consequent upon the proper construction of the Project;

(iv) all costs and expenses incurred in connection with the issuance of the Bonds for the purpose of providing funds for construction of the Project, including without limitation compensation and expenses of Trustee, underwriting and legal expenses of Trustee, underwriting and legal expenses and fees, costs of printing and engraving, recording and filing fees;

(v) all costs and expenses which Issuer or Borrower shall be required to pay, under the terms of any contract or contracts, for the acquisition, construction, installation or equipping of the Project; and

(vi) any sums required to reimburse Issuer or Borrower for advances made by either of them for any of the above items or for any other costs incurred and for work done by either of them which are properly chargeable to the Project.

"Force Majeure" means any cause or event not reasonably within the control of Borrower, including, without limitation, the following: acts of God; strikes, lockouts or industrial disturbances; acts of public enemies; restraining orders of any kind by the government of the United States of America or of the State of Indiana or any of their departments, agencies, or officials, or any civil or military authority; insurrections; riots; landslides; earthquakes; fires; storms; droughts; floods; explosions; breakage or accident to machinery, transmission pipes or canals.

"Indenture" means the Mortgage and Indenture of Trust, dated as of February 1, 1981, among Issuer, Borrower and Indiana Bank and Trust Company of Fort Wayne, Fort Wayne, Indiana, as Trustee, pursuant to which the Bonds are authorized to be issued and the interest of Issuer in this Agreement and in the Note or Notes and the revenues received by Issuer under this Agreement and under the Note or Notes, as well as the Project Site and Building, are to be pledged and mortgaged,

respectively, as security for the payment of principal of, premium, if any, and interest on the Bonds, including any indenture supplemental thereto.

"Issuer" means the City of Fort Wayne, a municipal corporation organized and existing under the laws of the State of Indiana.

"Loan" means the loan by Issuer to Borrower of the proceeds from the sale of the Series 1981 Bonds.

"Net Proceeds", when used with respect to any insurance proceeds or any condemnation award, means the amount remaining after deducting all expenses (including attorneys' fees) incurred in the collection of such proceeds or award from the gross proceeds thereof.

"Note or Notes" means the Series 1981 Note or Notes and the Additional Note or Notes of Borrower, if any, referred to in Section 4.1 hereof.

"Permitted Encumbrances" means, as of any particular time, (i) liens for ad valorem taxes and special assessments not then delinquent, (ii) this Agreement, those encumbrances permitted to exist under Section 4.9 of this Agreement and the Indenture, (iii) utility or water tower and associated facilities, access and other easements and rights-of-way, mineral rights, restrictions and exceptions that will not materially interfere with or impair the operations being conducted in the Building (or, if no operations are being conducted therein, the operations for which the Building was designed or last modified) or elsewhere on the Project Site, (iv) such minor defects, irregularities, encumbrances, easements, rights-of-way and clouds on title as normally exist with respect to properties similar in character to the Project and as do not in the aggregate materially impair the property affected thereby for the purpose for which it was acquired or is held by Borrower, (v) mechanics' and materialmen's liens which are not filed or perfected in the manner prescribed by law, as in effect on the date hereof or otherwise and (vi) mechanics' and materialmen's liens filed or perfected in the manner prescribed by law which liens are presently the subject of good faith challenge by Borrower, except as provided in Section 4.8 hereof.

"Project" means the Project Site and Building to be acquired and constructed in the City of Fort Wayne, Indiana, and consisting of those economic development facilities described in Exhibit A hereto.

"Project Site" means the real estate, as described in the Project description, in the City of Fort Wayne, Indiana, on which the Project is located.

"Series 1981 Bonds" means the $400,000 aggregate principal amount of Bonds authorized to be issued by the Issuer pursuant to the terms and conditions of Section 2.06 of the Indenture.

"Series 1981 Note or Notes" means the Series 1981 Note or Notes which shall be executed and delivered by Borrower to the Trustee in the form attached hereto as Exhibit B concurrently with the issuance of the Series 1981 Bonds.

"Trustee" means the Trustee for the Bonds at the time serving as such under the Indenture.

(End of Article I)

ARTICLE II

REPRESENTATIONS

Section 2.1. Representations by Issuer. Issuer represents and warrants that:

(a) Issuer is a public body corporate and politic and an instrumentality of the State of Indiana. Under the provisions of the Act, Issuer is authorized to enter into the transactions contemplated by this Agreement and to carry out its obligations hereunder. Issuer has been duly authorized to execute and deliver this Agreement. Issuer agrees that it will do or cause to be done all things necessary to preserve and keep in full force and effect its existence.

(b) Issuer agrees to provide funds from the issuance of the Series 1981 Bonds for the acquiring, constructing, installing and equipping of the Project, as may be necessary, subject to the consideration of the Series 1981 Note or Notes and Borrower directly granting a mortgage on the Project Site and Building to the Trustee, all for the benefit of the Bondholders, to the end that industry and the economy may be diversified and job opportunities promoted, and to secure the Bonds by pledging its interest in this Agreement and the Series 1981 Note or Notes to the Trustee.

(c) The Issuer represents that the Series 1981 Note or Notes will be assigned to the Trustee pursuant to the Indenture, and that no further assignment is contemplated by the Issuer, since the Issuer recognizes that the Series 1981 Note or Notes have not been registered under the Securities Act of 1933.

Section 2.2. Representations by Borrower. Borrower represents and warrants that:

(a) Borrower has not received notice and has no reasonable grounds to believe that he is in violation of any laws in any manner material to his ability to perform his obligations under this Agreement and the Series 1981 Note or Notes and has power to enter into this Agreement and the Series 1981 Note.

(b) The indication of interest by the Issuer on November 25, 1980 to issue its Series 1981 Bonds and loan the proceeds to Borrower for the purposes set forth herein

has encouraged Borrower to locate the Project in the City of Fort Wayne, Indiana, and will promote diversification of economic development and create new job opportunities in the area.

(c) Borrower agrees, in consideration of the Loan to him by the Issuer, to enter into the Indenture with the Trustee in order to mortgage the Project Site and Building thereon of the Project, all for the benefit of the Bondholders.

(d) Substantially all (95% or more) of the proceeds from the Series 1981 Bonds will be used for the acquisition, construction and improvement of land, buildings or machinery and equipment for the Project. No part of the proceeds are to be used by Borrower, directly or indirectly, as working capital or to finance inventory.

(e) The Project constitutes and will constitute either land or property of a character subject to the allowance for depreciation under Section 167 of the Internal Revenue Code of 1954, as amended.

(f) Borrower will not use any of the funds provided by the Issuer hereunder in such manner as to, or take or omit to take any action which would, impair the exemption of interest on the Series 1981 Bonds from federal income taxation.

(g) Borrower intends to operate or cause the Project to be operated as an economic development facility until the expiration or earlier termination of this Agreement as provided herein.

(h) The Project is of the type authorized and permitted by the Act.

(i) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby including execution and delivery of the Series 1981 Note or Notes, and Indenture, nor the fulfillment of or compliance with the terms and conditions of this Agreement, conflicts with or results in a breach of the terms, conditions or provisions of any proprietorship restriction or any agreement or instrument to which Borrower is now a party or by which he is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any liens, charges, or encumbrances whatsoever upon any of the property or assets of Borrower under the terms of any instrument or agreement.

(j) The Project, or any component thereof, has not been acquired or constructed by Borrower prior to the adoption of the Resolution of the legislative body of the City of Fort Wayne on November 25, 1980, with respect to the Project.

(k) Borrower will promptly obtain title insurance in the form of an ALTA owner-mortgagee title policy in the face amount of $400,000, and will furnish a copy of such policy to the Trustee. Any Net Proceeds payable either to Borrower or to the Trustee under such policy shall, at Borrower's option, be either (i) used to acquire and construct replacement or substitute property for that to which title has been lost and such property shall be subject to the lien of the Indenture, or (ii) used to redeem Bonds on the earliest possible redemption date.

(End of Article II)

ARTICLE III

COMMENCEMENT AND COMPLETION OF THE PROJECT;
ISSUANCE OF THE BONDS

Section 3.1. Agreement to Acquire and/or Construct the Project. Borrower agrees that:

(a) He will make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions with any other persons, firms or corporations and in general do all things which may be requisite or proper, all for acquiring, constructing, installing and completing the Project, to the extent permitted by law.

(b) He will cause the Project to be acquired and/or constructed as herein provided on the Project Site.

Borrower agrees to acquire, construct and install the Project with all reasonable dispatch; and to use his best efforts to cause acquisition, construction and installation to be completed by _____ or as soon thereafter as may be practicable, delays incident to Force Majeure only excepted; but if for any reason such acquisition, construction and installation is not completed by said date there shall be no resulting liability on the part of Borrower and no diminution in or postponement of the payments required to be paid by Borrower under this Agreement or the Series 1981 Note or Notes.

Section 3.2. Ownership and Use of Project. Issuer and Borrower agree that title to and ownership of the Project shall remain in and be the sole property of Borrower in which Issuer shall have no interest, but Borrower shall mortgage and pledge the same to the Trustee on behalf of the holders of the Bonds to secure the payment of the Issuer's obligations thereunder.

Section 3.3. Agreement to Issue Series 1981 Bonds; Application of Bond Proceeds. In order to provide funds to make the Loan, Issuer will issue, sell and deliver to the initial purchasers thereof the Series 1981 Bonds and deposit the proceeds thereof with Trustee as follows:

(i) in the Bond Fund a sum equal to the accrued interest, if any, to be paid by the purchasers of the Series 1981 Bonds, and

(ii) in the Construction Fund the balance of the proceeds to be received from said sale.

Section 3.4. Disbursements from the Construction Fund. Issuer has, in the Indenture, authorized and directed Trustee to make payments from the Construction Fund to pay the Costs of Construction, or to reimburse Borrower for any Costs of Construction paid by him. Such payments shall be made upon receipt of a requisition signed by an authorized representative of Borrower stating with respect to each payment to be made: (1) the requisition number, (2) the name and address of the person, firm or corporation to whom payment is due, (3) the amount to be paid, and (4) that each obligation mentioned therein has been properly incurred, is a proper charge against the Construction Fund, is unpaid therefrom, and has not been the basis of any previous withdrawal. At the time of each disbursement, the title insurance commitment or policy shall be endorsed to cover the amount of such disbursement and to extend coverage to include all matters other than Permitted Encumbrances as of the date of such disbursement.

Section 3.5. Furnishing Documents to Trustee. Borrower agrees to direct such requisitions to Trustee as may be necessary to effect payments out of the Construction Fund in accordance with Section 3.4 hereof.

Section 3.6. Establishment of Completion Date. The Completion Date shall be evidenced to Trustee and Issuer by a certificate signed by an authorized representative of Borrower stating that, except for amounts retained by Trustee at Borrower's direction for any Costs of Construction not then due and payable or being contested in good faith, (i) construction and/or acquisition of the Project has been completed and any and all labor, services, materials and supplies used in such construction have been paid for, (ii) all other facilities necessary in connection with the Project have been constructed, acquired and installed and all costs and expenses incurred in connection therewith have been paid. Notwithstanding the foregoing, such certificate shall state that it is given without prejudice to any rights against third parties which exist at the date of such certificate or which may subsequently come into being. Upon receipt of such certificate, Trustee shall in accordance with Section 5.08 of the Indenture transfer all moneys then in the Construction Fund to a special escrow account within the Bond Fund, except any amount retained as aforesaid by Trustee for any Costs of Construction, provided that at least 90% of the amount actually expended has been expended on land or property of a character subject to the allowance for depreciation under Section 167 of the Internal Revenue Code of 1954, as amended. Trustee, as directed by Borrower, shall use any amount transferred to the Bond Fund from the original Loan (together with interest thereon, limited

as provided in the Internal Revenue Service Rev. Proc. 79-5 at 26 CFR 601.201 and any subsequent amendments, modifications or replacements thereof) to redeem Series 1981 Bonds at the earliest redemption date, or upon receipt of an opinion from a firm of nationally recognized bond counsel to the effect that such use would not cause interest on the Bonds to become taxable, for any other use so approved by said bond counsel. Borrower shall make available to Trustee and Issuer on their written request a copy of the detail drawings for the Project as completed.

Section 3.7. Borrower Required to Pay in Event Construction Fund Insufficient. In the event the moneys in the Construction Fund available for payment of the Costs of Construction should not be sufficient to pay the Costs of Construction in full, Borrower agrees to complete the Project and to pay that portion of the Costs of Construction in excess of the moneys available therefor in the Construction Fund. Issuer does not make any warranty, either express or implied, that the moneys paid into the Construction Fund and available for payment of the Costs of Construction will be sufficient to pay all of the Costs of Construction. Borrower agrees that if after exhaustion of moneys in the Construction Fund Borrower should pay any portion of the Costs of Construction pursuant to the provisions of this Section, he shall not be entitled to any reimbursement therefor from Issuer or from Trustee or from the holders of any of the Bonds, nor shall he be entitled to any diminution of the amounts payable under Section 4.1 hereof or under the Series 1981 Note or Notes.

Section 3.8. Investment of Construction Fund and Bond Fund Moneys. Any moneys held as a part of the Construction Fund and the Bond Fund shall be invested or reinvested by Trustee, at the request of and as directed by Borrower, in (i) obligations issued or guaranteed by the United States of America; (ii) obligations issued or guaranteed by any person controlled or supervised by and acting as an instrumentality of the United States of America pursuant to authority granted by the Congress of the United States; (iii) negotiable or nonnegotiable certificates of deposit and time deposits issued by any bank, trust company or national banking association, including the Trustee; (iv) unsecured promissory notes of industrial, utility or financing corporations issued directly or through a dealer; (v) bankers acceptances; (vi) documented discount notes and certain notes backed by irrevocable letters of credit; (vii) repurchase agreements issued by any bank, trust company or national banking association, including the Trustee, fully secured by obligations of the type specified in (i) through (vi) above; and

(viii) any other investments to the extent then permitted by law. Trustee may make any and all such investments through its own bond department.

Section 3.9. Covenants With Respect to Arbitrage. Borrower hereby certifies and represents to Issuer that it is not expected that the proceeds of the Series 1981 Bonds will be used in a manner that would cause the Bonds to be arbitrage bonds under Section 103(c) of the Internal Revenue Code of 1954, as amended, and the proposed regulations promulgated under that Section. To the best knowledge and belief of Borrower, there are no facts or circumstances which would materially change the foregoing.

Borrower and Issuer, in reliance on Borrower's covenant herein, covenant and certify to each other and to and for the benefit of the purchasers of the Series 1981 Bonds that no use will be made of the proceeds from the issue and sale of the Series 1981 Bonds which would cause the Series 1981 Bonds to be classified as arbitrage bonds within the meaning of Section 103(c)(2) of the Internal Revenue Code of 1954, as amended. Pursuant to such covenant, Issuer and Borrower each obligates itself throughout the term of the issue of the Series 1981 Bonds not to violate the requirements of Section 103(c) of the Internal Revenue Code of 1954, as amended, and any regulations promulgated thereunder.

As used in this Section all words and terms shall have the same meanings as such words are given for the purposes of such Section 103(c) and the applicable regulations promulgated by the Department of the Treasury thereunder.

(End of Article III)

ARTICLE IV

PROVISIONS FOR PAYMENT

Section 4.1. Loan Payments and Other Amounts Payable; Notes; and Credits. Concurrently with the sale and delivery by Issuer of its Series 1981 Bonds, Borrower shall execute and deliver to Trustee the Series 1981 Note or Notes substantially in the form attached hereto as Exhibit B, pursuant to which Borrower will make payments sufficient to pay when due (whether at maturity, by acceleration or otherwise) the principal of, premium, if any, and interest on the Bonds.

Borrower also agrees to pay on or before _____, 1981 and each _____ thereafter of each year during the Agreement Term, an amount equal to the reasonable and necessary fees and expenses of Trustee and any paying agent not theretofore provided for and any reasonable and necessary fees and expenses of Issuer and the Commission caused by any default of Borrower pursuant to Article VIII of this Agreement or the Note or Notes.

In the event Borrower should fail to make any of the payments required in this Section or in the Note or Notes, the item or installment so in default shall continue as an obligation of Borrower until the amount in default shall have been fully paid.

Borrower also agrees that he shall make the payments provided in this Agreement and the Note or Notes regardless of whether or not the Project is used or useful, or whether any applicable laws, regulations or standards prevent or prohibit the use of the Project.

Series 1981 Notes will be in substantially the form attached hereto as Exhibit B.

The amount of any money in the Bond Fund which is either proceeds from the sale of any series of Bonds or earnings on investments made pursuant to the provisions of the Indenture which has been set aside, by the Trustee at the request of Borrower, for payments of principal, whether at maturity or upon redemption, of Bonds of such series shall be credited against the obligation of Borrower to pay the principal of the Note or Notes of such series.

The amount of any money in the Bond Fund which is either proceeds from the sale of any series of Bonds or earnings on investments made pursuant to the provisions of the Indenture which has been set aside, by the Trustee at the request of

Borrower, for payments of interest on the Bonds of such series shall be credited against the obligation of Borrower to pay interest on the Note or Notes of such series.

The principal amount of any Series 1981 Bonds together, in the case of coupon Bonds, with all appurtenant unmatured coupons, purchased by Borrower and delivered to the Trustee, or purchased by the Trustee and cancelled, or redeemed pursuant to Sections 2.2(k), 3.6, 4.10, and 5.2 hereof, shall be credited against the obligation of Borrower to pay the principal of the Series 1981 Note or Notes.

Section 4.2. Payments Pledged. It is understood and agreed that all payments made by Borrower pursuant to Section 4.1 hereof and the Series 1981 Note or Notes are pledged to Trustee pursuant to the Granting Clauses of the Indenture. Borrower assents to such pledge, and hereby agrees that, as to Trustee, his obligation to make such payments shall be absolute and shall not be subject to any defense or any right of set-off, counterclaim or recoupment arising out of any breach by Issuer of any obligation to Borrower, whether hereunder or otherwise, or out of any indebtedness or liability at any time owing to Borrower by Issuer. Issuer hereby directs Borrower and Borrower hereby agrees to pay to Trustee at its principal office all said amounts payable by Borrower pursuant to Section 4.1 hereof and the Series 1981 Note or Notes.

Section 4.3. Obligations of Borrower Unconditional. The obligation of Borrower to make the payments pursuant to this Agreement and the Note or Notes and to perform and observe the other agreements on his part contained herein and therein shall be absolute and unconditional. Until such time as the principal of, premium, if any, and interest on the Bonds shall have been fully paid or provision for the payment thereof shall have been made in accordance with the Indenture, Borrower (i) will not suspend or discontinue any payments pursuant to this Agreement or the Note or Notes, (ii) will perform and observe all his other agreements contained in this Agreement and the Note or Notes and (iii) except as provided in Article IX hereof, will not terminate this Agreement or the Note or Notes for any cause including, without limiting the generality of the foregoing, failure to complete the Project, failure of title to the Project or any part thereof, any acts or circumstances that may constitute failure of consideration, destruction of or damage to the Project, commercial frustration of purpose, any change in the tax or other laws of the United States of America or of the State of Indiana or any political subdivision thereof. Borrower may, at his own cost and expense, prosecute or defend any action or proceeding or take any other action involving

third persons which Borrower deems reasonably necessary in order to insure the construction, equipping and completion of the Project or to secure or protect his right of ownership, possession, occupancy and use hereunder, and in such event Issuer hereby agrees to cooperate fully with Borrower.

Section 4.4. No Abatement of Loan Payments. It is understood and agreed that Borrower shall be obligated to continue to pay the amounts specified herein and in the Note or Notes whether or not the Project is damaged, destroyed or taken in condemnation and that there shall be no abatement of any such payments and other charges by reason thereof.

Section 4.5. Insurance Required. Borrower agrees to insure the Project until all of the Bonds are paid (or provision made for payment thereof in accordance with the provisions of the Indenture) in such amounts as similar properties are usually insured for by companies similarly situated, against loss or damage of the kinds usually insured against by companies similarly situated, including but not limited to insurance against loss or damage by fire and lightning with extended coverage endorsements, public liability coverage, workmens' compensation coverage, boiler explosion insurance on steam boilers, pressure vessels and pressure piping (but only if steam boilers, pressure vessels and pressure piping have been installed in the Project) either by means of policies issued by reputable insurance companies duly qualified to do such business in the State of Indiana, or under a blanket insurance policy or policies which cover not only such property but other properties, and to provide insurance certificates to the Trustee at the commencement of each coverage period.

Section 4.6. Additional Provisions Respecting Insurance. Any insurance policy issued pursuant to Section 4.5 hereof shall be so written or endorsed as to make losses, if any, payable to Borrower and Trustee as their respective interests may appear; provided, any such insurance policy may be so written or endorsed as to make losses which do not exceed $_____ for each occurrence payable directly to Borrower so long as he is not in default under this Agreement. The Net Proceeds of the insurance required in Section 4.5 hereof shall be applied as provided in Section 5.2 hereof. Each insurance policy provided for in Section 4.5 hereof (i) may provide that the policy does not cover the first $_____ of loss, with the result that Borrower is his own insurer to that extent and (ii) shall contain a provision to the effect that until all of the Bonds are paid (or provision made for the payment thereof in accordance with the provisions of the Indenture) the insurance company shall not cancel the policy or modify it

materially and adversely to the interest of Borrower or Trustee without first giving written notice thereof to Borrower and Trustee at least ten days in advance of such cancellation.

Section 4.7. Advances. In the event Borrower shall fail to maintain the full insurance coverage required by this Agreement, Trustee may (but shall be under no obligation to) take out the required policies of insurance and pay the premiums on the same; and all amounts so advanced therefor by Issuer or Trustee shall become an additional obligation of Borrower to the one making the advancement, which amounts, together with interest thereon at the rate of ____ percent per annum or the maximum rate permitted by law, whichever is lesser, Borrower agrees to pay.

Section 4.8. Payment for Maintenance and Modifications of Project. Borrower agrees that during the Agreement Term he will, at his own expense (i) keep the Project in as reasonably safe condition as his operations shall permit, and (ii) keep the Building and all other improvements forming a part of the Project in good repair and in good operating condition, making from time to time all necessary repairs thereto (including external and structural repairs) and renewals and replacements thereof.

Borrower may, also at his own expense, make from time to time any additions, modifications or improvements to the Project he may deem desirable for his business purposes that do not adversely affect the structural integrity of the Building or materially reduce its value provided that all such additions, modifications and improvements to the Building shall be located wholly within the boundary lines of the Project Site.

All such additions, modifications and improvements so made by Borrower shall become a part of the Project; provided, that any personal property, machinery, equipment or furniture installed by Borrower for use in connection with the operation of the Project without expense to Issuer which does not constitute a part of the Project and is not essential to the operation of the Project, may be removed by Borrower at any time and from time to time; and provided further, that any damage to the Project occasioned by such removal shall be repaired by Borrower at his own expense.

Borrower will not permit any mechanics' lien, security interest or other encumbrance to remain against the Project for labor or materials furnished in connection with any original construction, additions, modifications, improvements, repairs, renewals or replacements so made by him; provided, that if

Borrower shall first notify the Trustee of his intention so to do, Borrower may in good faith contest any mechanics' or other liens filed or established against the Project, and in such event may permit the items so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom, unless the Issuer or the Trustee shall notify Borrower that by non-payment of any such items the lien of the Indenture as to any part of the Project will be materially endangered or the Project or any part thereof will be subject to loss or forfeiture, in which event Borrower shall promptly pay and cause to be satisfied and discharged all such unpaid items.

Section 4.9. Taxes, Other Governmental Charges and Utility Charges. Borrower will promptly pay, as the same become due, all taxes and governmental charges of any kind whatsoever that may at any time be lawfully assessed or levied against or with respect to the Project or any interest therein or any machinery, equipment or other property installed or brought by Borrower therein or thereon (including, without limiting the generality of the foregoing, any taxes levied upon or with respect to the revenues, income or profits of Borrower from the Project which, if not paid, will become a lien on the Project prior to or on a parity with the lien of the Indenture or a charge on the revenues and receipts therefrom prior to or on a parity with the charge thereon and the pledge or assignment thereof to be created and made in the Indenture), and including all ad valorem taxes lawfully assessed upon the land described in Exhibit A attached hereto and made part hereof, all utility and other charges incurred in the operation, maintenance, use, occupancy and upkeep of the Project and assessments and charges lawfully made by any governmental body for public improvements that may be secured by lien on the Project or on the land described in Exhibit A attached hereto and made a part hereof; provided, that with respect to special assessments or other governmental charges that may lawfully be paid in installments over a period of years, Borrower shall be obligated to pay only such installments as are required to be paid during the Agreement Term.

Borrower may, at his expense and in his own name and behalf, in good faith, contest any such taxes, assessments and other charges, and, in the event of any such contest, may permit the taxes, assessments or other charges so contested to remain unpaid during the period of such contest and any appeal therefrom, provided during such period enforcement of any such contested item shall be effectively stayed.

(reserve fund?)

In the event that Borrower shall fail to pay any of the foregoing items required by this Section to be paid by Borrower, the Issuer or the Trustee may (but shall be under no obligation to) pay the same and any amounts so advanced therefor by the Issuer or the Trustee shall become an additional obligation of Borrower to the one making the advancement, which amounts, together with interest thereon at the rate of _____ percent (_____%) per annum from the date thereof or the maximum rate permitted by law, whichever is less, Borrower agrees to pay.

Section 4.10. Payment for Release of Portions of Project Site. Borrower shall have, and is hereby granted, the right to pursue the release from the lien of the Indenture any unimproved part of the Project Site (on which the Building is not located but upon which transportation, parking or utility facilities may be located) at any time and from time to time upon payment to the Bond Fund of an amount equal to the purchase price paid for that portion of the land to be released, provided that he furnishes the Issuer and Trustee with the following:

(a) A notice in writing containing (i) an adequate legal description of that portion of the Project Site with respect to which such option is to be exercised, (ii) a statement that Borrower intends to exercise his right to the release of such portion of the Project Site on a date stated, which shall not be less than forty-five (45) nor more than ninety (90) days from the date of such notice.

(b) A certificate of an Independent Engineer who is acceptable to the Trustee, dated not more than ninety (90) days prior to the date of the purchase and stating that, in the opinion of the person signing such certificate (i) the portion of the Project Site with respect to which the right is exercised is not needed for the operation of the Project for the purpose hereinabove stated, and (ii) the release will not impair the usefulness of the Project as an economic development facility and will not destroy the means of ingress thereto and/or egress therefrom.

The Trustee shall deposit such amount in the Bond Fund to redeem Bonds at the earliest possible date at the price set forth in Section 3.01 of the Indenture and will release from the lien of the Indenture such portion of the Project Site with respect to which Borrower shall have exercised the right granted to him in this Section.

In the event Borrower shall exercise the right granted to him under this Section, Borrower shall not be entitled to any abatement or diminution of the payments under Section 4.1 hereof except as otherwise provided in Section 4.1 hereof, and if such option relates to Project Site on which transportation, parking or utility facilities are located, Borrower shall retain an easement to use such transportation or utility facilities to the extent necessary for the efficient operation of the Project.

(End of Article IV)

ARTICLE V

DAMAGE, DESTRUCTION AND CONDEMNATION;
USE OF NET PROCEEDS

Section 5.1. Damage, Destruction and Condemnation. Unless Borrower exercises his option to prepay the Loan pursuant to the provisions of Section 9.2(a) or (b) hereof, if prior to full payment of the Bonds (or provision for payment thereof in accordance with the provisions of the Indenture) (i) any portion of the Project is damaged or destroyed, or (ii) title to, or the temporary use of, any portion of the Project or any estate of Borrower in the Project or any part thereof shall be taken under the exercise of the power of eminent domain by any governmental body or by any person, firm or corporation acting under governmental authority, Borrower shall be obligated to continue to pay the amounts specified herein and in the Note or Notes.

Section 5.2. Application of Net Proceeds. Except for any portion of the Net Proceeds from policies of insurance paid to Borrower pursuant to policy provisions or endorsements permitted under Section 4.6 hereof, unless Borrower exercises his option to prepay the Loan pursuant to the provisions of Section 9.2(a) or (b) hereof, Trustee and Borrower will cause the Net Proceeds of any insurance proceeds or condemnation award resulting from any event described in Section 5.1 hereof to be deposited in a separate trust account, and the Net Proceeds shall be applied in one or more of the following ways as shall be elected by Borrower in a written notice to Trustee:

(a) The prompt repair, restoration, relocation, modification or improvement of the Project by Borrower to substantially the same condition as existed prior to the event causing such damage or destruction or the exercise of such power of eminent domain. Issuer has, in the Indenture, authorized and directed Trustee to make payments from such separate trust account for such purposes or to reimburse Borrower for costs paid by him in connection therewith upon receipt of a requisition acceptable to Trustee signed by an authorized representative of Borrower stating with respect to each payment to be made: (1) the requisition number, (2) the name and address of the person, firm or corporation to whom payment is due, (3) the amount to be paid, and (4) that each obligation mentioned therein has been properly incurred, is a proper charge against such trust account, is unpaid, and has not been the basis of any previous withdrawal. Any moneys held by the Trustee in the separate trust account under the provisions of this paragraph shall at the written request of an authorized

Borrower representative, be invested or reinvested by the Trustee in investments enumerated in Section 3.8 hereof. Borrower shall pay to the Trustee the amount of any net losses with respect to principal on such investments. Any balance of the Net Proceeds remaining after such work has been completed shall be transferred to the Bond Fund to redeem Bonds at the earliest possible date at the prices set forth in Section 3.01 of the Indenture, or if the Bonds have been fully paid (or provisions for payment thereof have been made in accordance with the provisions of the Indenture), any balance remaining in the Bond Fund shall be paid to Borrower.

(b) The Net Proceeds may be paid into the Bond Fund and applied to redeem any portion of the Bonds then outstanding at the earliest possible date at the prices set forth in Section 3.01 of the Indenture if Borrower shall furnish to Issuer and Trustee a certificate of an authorized representative of Borrower acceptable to Issuer and Trustee stating that (i) the property forming a part of the Project that was damaged or destroyed by such casualty or was taken by such condemnation proceedings is not essential to Borrower's use or possession of the Project; or (ii) the repair, restoration, relocation, modification, or improvement of the Project contemplated by subparagraph (a) of this Section 5.2 is not economically practicable.

Section 5.3. Insufficiency of Net Proceeds. If the Net Proceeds are insufficient to pay in full the cost of any repair, restoration, relocation, modification or improvement referred to in Section 5.2(a) hereof, Borrower will nonetheless complete the work and will pay any cost in excess of the amount of the Net Proceeds held by the Trustee.

(End of Article V)

ARTICLE VI

SPECIAL COVENANTS

Section 6.1. No Warranty of Condition or Suitability by Issuer. Issuer makes no warranty, either express or implied, as to the Project or that it will be suitable for Borrower's purposes or needs.

Section 6.2. Right of Access to the Project. Borrower agrees that the Issuer, the Trustee and their or either of their duly authorized agents shall have the right at all reasonable times during business hours, subject to Borrower's safety and security requirements, to enter upon the Project Site and to examine and inspect the Project without interference or prejudice to Borrower's operation.

Borrower further agrees that the Issuer and its duly authorized agents shall have such rights of access to the Project as may be reasonably necessary to cause to be completed the construction and installation provided for in Section 3.1 hereof, and thereafter for the proper maintenance of the Project, in the event of failure by Borrower to perform his obligations under Section 4.8 hereof.

Section 6.3. Granting of Easements. If no event of default shall have happened and be continuing, Borrower may at any time or times grant easements, licenses, rights-of-way (including the dedication of public highways) and other rights or privileges in the nature of easements with respect to any property subject to the lien of the Indenture, free from the lien of the Indenture, or Borrower may release existing easements, licenses, rights-of-way and other rights or privileges with or without consideration, and the Issuer agrees that it shall execute and deliver and will cause and direct the Trustee to execute and deliver any instrument necessary or appropriate to confirm and grant or release any such easement, license, right-of-way or other right or privilege upon receipt of: (i) a copy of the instrument of grant or release, (ii) a written application signed by an authorized representative of Borrower requesting such instrument, and (iii) a certificate executed by an officer or representative of Borrower stating (1) that such grant or release is not detrimental to the proper conduct of the business of Borrower, and (2) that such grant or release will not impair the effective use or interfere with the operation of the Project and will not materially weaken, diminish or impair the security intended to be given by or under the Indenture.

Section 6.4. Release and Indemnification Covenants. Borrower releases the Issuer from, covenants and agrees that the Issuer shall not be liable for, and agrees to indemnify and hold the Issuer harmless against, any loss or damage to property or any injury to or death of any person occurring on or about or resulting from any defect in the Project or any other improvements or installations on the Project Site; provided, that the indemnity provided in this sentence shall be effective only to the extent of any loss that may be sustained by the Issuer in excess of the Net Proceeds received from any insurance carried with respect to the loss sustained, and provided further, that the indemnity shall not be effective for damages that result from sole negligence or intentional acts on the part of the Issuer. To this end, Borrower will provide for and insure, in the public liability policies required in Section 4.5 hereof, not only his own liability in respect of the matters there mentioned but also the liability herein assumed. Furthermore, no covenant or agreement contained in this Agreement, the Bonds or the Indenture shall be deemed to be a covenant or agreement of any member of the Commission or of the legislative body of the Issuer or of any officer or employee of the Issuer or its legislative body in his or her individual capacity, and neither the members of the Commission or the legislative body of the Issuer nor any officer or employee of the Issuer executing the Bonds shall be liable personally on the Bonds or be subject to any personal liability or accountability by reason of the issuance of the Bonds.

Section 6.5. Tax Exempt Status of Bonds. Borrower further covenants that he will not take, or fail to take, any action which action or failure will cause the interest on the Bonds to become subject to federal income taxes pursuant to the provisions of Section 103(b) of the Internal Revenue Code so long as any of the Bonds are outstanding under the Indenture; provided, that Borrower shall not have violated this covenant if the interest on any of the Bonds becomes taxable to a person who is a substantial user of the Project or a related person pursuant to the provisions of Section 103(b)(9) of the Internal Revenue Code. In the event that the Bonds are to be issued pursuant to the $10,000,000 election under Section 103(b) of the Internal Revenue Code, Issuer shall file prior to the issuance of the Bonds an election statement pursuant to Reg. Section 1.103-10(b) with the district director or director of the regional service center with whom the principal user or users (as such term is defined in the regulations and rulings relevant to Section 103(b) of the Internal Revenue Code) of the proceeds of such issue, or facilities acquired, constructed, reconstructed or improved with the proceeds of such issue, are required to file their income tax returns (as provided in

Section 6091 of the Internal Revenue Code) for the taxable year during which the election is made, and such principal user or users shall attach a copy of such election statement to their income tax return (or returns) for such taxable year. Thereafter, each such principal user or users shall also file a supplemental statement which lists by date and amount any subsequent Section 103(b)(6)(D) capital expenditures, and such supplemental statements shall be filed with the district director or director of the regional service center with whom such principal user's (or users') income tax return (or returns) is (are) required to be filed (as provided in Section 6091 of the Internal Revenue Code) on the due date prescribed for filing such return (or returns) (without regard to any extensions of time). Issuer and Borrower agree to deliver or cause to be delivered to Trustee each statement required to be filed hereunder simultaneously with each such filing. Borrower further agrees to deliver to Trustee simultaneously with each such filing certification from an independent certified public accountant of the amounts and dates of such Section 103(b)(6)(D) capital expenditures so reported to the Internal Revenue Service.

Section 6.6. Further Assurances and Corrective Instruments. To the extent permitted by law, Issuer and Borrower agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the intention of or facilitating the performance of this Agreement or the Note or Notes.

(End of Article VI)

(Lease assignment ?)

ARTICLE VII

ASSIGNMENT, REDEMPTION, MORTGAGING AND SELLING

Section 7.1. Assignment. This Agreement and the Note or Notes may be assigned by Borrower without the necessity of obtaining the consent of either Issuer or Trustee, subject, however, to each of the following conditions:

(a) No assignment (other than pursuant to Section 6.2 hereof) shall relieve Borrower from primary liability for any of his obligations hereunder or under the Note or Notes, and in the event of any such assignment Borrower shall continue to remain primarily liable for payments of the amounts specified in the Note or Notes and in Section 4.1 hereof and for performance and observance of the other agreements on his part herein and in the Note or Notes provided to be performed and observed by him to the same extent as though no assignment had been made.

(b) The assignee shall assume the obligations of Borrower hereunder and under the Note or Notes to the extent of the interest assigned.

(c) Borrower shall, within thirty days after the delivery thereof, furnish or cause to be furnished to Issuer and to Trustee a true and complete copy of each assignment and assumption of obligation, as the case may be.

Section 7.2. Assignment and Pledge of Interest in this Agreement by Issuer. Any assignment or pledge by Issuer to Trustee pursuant to the Indenture of any interest in this Agreement or the Note or Notes, or any moneys receivable under this Agreement or the Note or Notes shall be subject and subordinate to this Agreement and the Note or Notes.

Section 7.3. Redemption of Bonds. Upon the agreement of Borrower to deposit moneys in the Bond Fund in an amount sufficient to redeem Bonds subject to redemption, Trustee at the request of Borrower, shall forthwith take all steps (other than the payment of the money required for such redemption) necessary under the applicable redemption provisions of the Indenture to effect redemption of all or part of the then outstanding Bonds, as may be specified by Borrower, on the earliest redemption date on which such redemption may be made under such applicable provisions.

Section 7.4. References to Bonds Ineffective After Bonds Paid. Upon payment in full of the Bonds (or provision for payment thereof having been made in accordance with the provisions of the Indenture) and payment of all fees and charges of Trustee, all references in this Agreement to the Bonds and Trustee shall be ineffective and neither Trustee nor the holders of any of the Bonds shall thereafter have any rights hereunder, saving and excepting those that shall have theretofore vested.

Section 7.5. Mortgaging of Project. Borrower shall mortgage the Project, and the Issuer shall assign its interest in and pledge any moneys receivable under this Agreement, to the Trustee pursuant to the Indenture as security for payment of the principal of, premium, if any, and interest on the Bonds, but each such mortgage, assignment or pledge shall be subject and subordinate to this Agreement.

Section 7.6. Restrictions on Sale of Project. Borrower agrees that, except as set forth in Section 7.5 hereof or other provisions of this Agreement or the Indenture, he will not sell, convey, mortgage, encumber or otherwise dispose of any part of the Project during the Agreement Term.

(End of Article VII)

subject to lease (lease?)

Installation of Borrower's machinery & equip. (7.8 on T.S.)

ARTICLE VIII

EVENTS OF DEFAULT AND REMEDIES

Section 8.1. Events of Default Defined. The following shall be "events of default" under this Agreement and the Note or Notes and the terms "event of default" and "default" shall mean, whenever they are used in this Agreement and the Note or Notes, any one or more of the following events:

(a) Failure by Borrower to make the payments required under the Note or Notes at the time specified therein and the continuation of said failure for a period of one day.

(b) Failure by Borrower to observe and perform any covenant, condition or agreement in this Agreement or obligation to prepay the Note or Notes on his part to be observed or performed, other than as referred to in Section 8.1(a), for a period of thirty days after written notice, specifying such failure and requesting that it be remedied, given to Borrower by Issuer or Trustee, unless Issuer and Trustee shall agree in writing to an extension of such time prior to its expiration; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, Issuer and Trustee will not unreasonably withhold their consent to an extension of such time if corrective action is instituted by Borrower within the applicable period and diligently pursued until the default is corrected.

(c) The filing by Borrower of a voluntary petition in bankruptcy, or failure by Borrower promptly to forestall or remove any execution, garnishment or attachment of such consequence as will impair his ability to continue his business or fulfill his obligations hereunder; or the entry of an order for relief under Title 11 of the United States Code, as the same may from time to time be hereinafter amended, against Borrower; or the filing of a petition or answer proposing the entry of an order for relief against Borrower under Title 11 of the United States Code, as the same may from time to time be hereinafter amended, or the reorganization, arrangement or debt readjustment of Borrower under any present or future federal bankruptcy act or any similar federal or state law in any court and the failure of said petition or answer to be discharged or denied within ninety days after the filing thereof; or the appointment of a custodian (including without limitation a receiver, trustee or liquidator of Borrower) of all or a substantial part of the property of Borrower, and the

failure of such a custodian to be discharged within ninety days after such appointment; or the taking by such a custodian of possession of Borrower or a substantial part of his property, and the failure of such taking to be discharged within ninety days after such taking; or Borrower's consent to or acquiescence in such appointment or taking; or assignment by Borrower for the benefit of his creditors; or the entry by Borrower into an agreement of composition with his creditors.

The foregoing provisions of this Section are subject to the following limitations: If by reason of Force Majeure Borrower is unable in whole or in part to carry out his agreement on his part herein contained, other than the obligations on the part of Borrower to make payments pursuant to Article IV hereof or the Note or Notes, Borrower shall not be deemed in default during the continuance of such inability. Borrower agrees, however, to remedy with all reasonable dispatch the cause or causes preventing Borrower from carrying out his agreement; provided, that the settlement of strikes, lockouts and other industrial disturbances shall be entirely within the discretion of Borrower, and Borrower shall not be required to make settlement of strikes, lockouts and other industrial disturbances by acceding to the demands of the opposing party or parties when such course is in the judgment of Borrower unfavorable to Borrower.

Section 8.2. Remedies on Default. Whenever any event of default referred to in Section 8.1 hereof shall have happened and be continuing, Trustee may take any one or more of the following remedial steps:

(a) By written notice to Borrower, Trustee may declare the Note or Notes and all amounts payable thereunder, in a sum equal to all amounts then due and payable on the Bonds whether by acceleration of maturity or otherwise, to be immediately due and payable as liquidated damages, whereupon the same shall become immediately due and payable.

(b) Trustee may take whatever action at law or in equity may appear necessary or desirable to collect the amounts then due and thereafter to become due, or to enforce performance and observance of any obligation, agreement or covenant of Borrower under this Agreement and the Note or Notes.

Any amounts collected pursuant to action taken under this Section 8.2 shall be paid into the Bond Fund and applied in

accordance with the provisions of the Indenture or, if the Bonds have been fully paid (or provision for payment thereof has been made in accordance with the provisions of the Indenture), to Borrower.

Section 8.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to Issuer or Trustee is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or the Note or Notes or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle Issuer or Trustee to exercise any remedy reserved to it in this Article, it shall not be necessary to give any notice, other than such notice as may be required in this Article. Such rights and remedies as are given Issuer hereunder shall also extend to Trustee, and Trustee and the holders of the Bonds, subject to the provisions of the Indenture, shall be entitled to the benefit of all covenants and agreements herein contained.

Section 8.4. Agreement to Pay Attorneys' Fees and Expenses. In the event Borrower should default under any of the provisions of this Agreement or the Note or Notes and Issuer should employ attorneys or incur other expenses for the collection of any payments or the enforcement of performance or observance of any obligation or agreement on the part of Borrower herein or in the Note or Notes contained, Borrower agrees that he will on demand therefor pay to Issuer the reasonable fee of such attorneys and such other expenses so incurred by Issuer.

Section 8.5. No Additional Waiver Implied by One Waiver. In the event any agreement contained in this Agreement or in the Note or Notes should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder or thereunder.

(End of Article VIII)

ARTICLE IX

PREPAYMENT OF LOAN

Section 9.1. Option to Prepay the Loan. Borrower shall have and is hereby granted the option to prepay the amounts payable under this Agreement and the Series 1981 Note or Notes for the purpose of redeeming the Series 1981 Bonds, including the principal of, premium, if any, and interest on the Series 1981 Note or Notes, in whole or in part, on any interest payment date, so long as Borrower is not in default under this Agreement.

Section 9.2. Conditional Option. Company shall have and is hereby granted the option to prepay on any interest payment date the amounts payable under this Agreement and the Note or Notes prior to the expiration of the Agreement and prior to the full payment of the Bonds (or prior to making provision for payment thereof in accordance with the Indenture) if a Determination of Taxability described in Section 2.06 of the Indenture shall have been made.

Section 9.3. Prepayment Price. In the case of any prepayment pursuant to Section 9.1 or Section 9.2 of this Agreement for the purpose of redeeming the Series 1981 Bonds, the amount payable shall be a sum sufficient, together with other funds deposited with Trustee and available for such purpose, to redeem all or part of the Series 1981 Bonds then outstanding at 100% of the principal amount thereof, plus accrued interest to the date of redemption (at the rate provided in Section 3.01 of the Indenture) and to pay all reasonable and necessary expenses of Trustee accrued and to accrue through redemption of the Series 1981 Bonds so redeemed.

If a Determination of Taxability occurs (as described in Section 2.06 of the Indenture), the Company shall pay on behalf of the Issuer amounts equal to the amonts required pursuant to Section 2.06 II of the Indenture, and such payments are independent of prepayments to be made in the event the Company elects to exercise its option under Sections 9.1 and 9.2 hereof.

Section 9.4. Notice of Prepayment. To exercise any of the options or obligations set forth in this Article IX Borrower shall give written notice to Issuer and Trustee which shall specify therein the date of closing of the prepayment, which date shall be not less than 45 days nor more than 90 days from the date the notice is mailed.

Section 9.5. Relative Position of this Article and Indenture. The rights and options granted to Borrower in this Article shall be and remain prior and superior to the Indenture and may be exercised whether or not Borrower is in default hereunder; provided that such default will not result in non-fulfillment of any condition to the exercise of any such right or option.

(End of Article IX)

ARTICLE X

MISCELLANEOUS

Section 10.1. Agreement Term. This Agreement shall remain in full force and effect from the date hereof to and including _____ 1, 1993, provided, however, that this Agreement will terminate prior to said date if Borrower shall prepay the amounts due under the Series 1981 Note or Notes and the Agreement pursuant to Article IX hereof.

Section 10.2. Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when delivered or mailed by registered mail, postage prepaid, addressed as follows: if to Issuer, Attention: Clerk, City Building, Fort Wayne, Indiana 46802; if to Borrower, Attention: Bruce E. Winebrenner, 4030 Piper Drive, Fort Wayne, Indiana 46809; and if to Trustee, Attention: Trust Department, 915 South Clinton, Fort Wayne, Indiana 46802. A duplicate copy of each notice, certificate or other communication given hereunder by either Issuer or Borrower to the other shall also be given to Trustee. Issuer, Borrower and Trustee may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

Section 10.3. Binding Effect. This Agreement shall inure to the benefit of and shall be binding upon Issuer, Borrower and their respective successors and assigns, subject, however, to the limitations contained in Section 6.2, 7.1 and 7.2 hereof.

Section 10.4. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 10.5. Amounts Remaining in Bond Fund. It is agreed by the parties hereto that any amounts remaining in the Bond Fund upon expiration or sooner termination of the Agreement Term, as provided in this Agreement, after payment in full of the Bonds (or provision for payment thereof having been made in accordance with the provisions of the Indenture) and the fees and expenses of Trustee in accordance with the Indenture shall belong to and be paid to Borrower by Trustee as an overpayment.

Section 10.6. Amendments, Changes and Modifications. Subsequent to the issuance of Bonds and prior to their payment in full (or provision for the payment thereof having been made

in accordance with the provisions of the Indenture), neither this Agreement nor the Note or Notes may be effectively amended, changed, modified, altered or terminated without the written consent of Trustee, which consent is not to be unreasonably withheld.

Section 10.7. Execution in Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 10.8. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Indiana.

Section 10.9. Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or Sections of this Agreement.

(End of Article X)

IN WITNESS WHEREOF, Issuer and Borrower have caused this Agreement to be executed in their respective corporate names and their respective corporate seals to be hereunto affixed and attested by their duly authorized officers, all as of the date first above written.

CITY OF FORT WAYNE, INDIANA

By _____
Winfield C. Moses, Jr., Mayor

(SEAL)

Attest:

_____
Charles Westerman, Clerk

BRUCE E. WINEBRENNER

By _____
Bruce E. Winebrenner

EXHIBIT A

THE ECONOMIC DEVELOPMENT FACILITIES

Project Description

Project Site

EXHIBIT B

BRUCE E. WINEBRENNER

SERIES 1981 PROMISSORY NOTE

FOR VALUE RECEIVED, the undersigned, Bruce E. Winebrenner ("Borrower") and his heirs, devisees, legal representatives, successors and assigns, hereby promises to pay to the order of the City of Fort Wayne, Indiana ("Issuer"), on or before 11 o'clock a.m. (prevailing Fort Wayne time) the principal sum of $400,000 in installments as provided below: (a) on _____ _____, a sum which, together with other moneys available therefor in the Bond Fund under the Mortgage and Indenture of Trust (the "Indenture") dated as of February 1, 1981 among Issuer, Borrower and Indiana Bank and Trust Company of Fort Wayne, Fort Wayne, Indiana, as Trustee (the "Trustee") will equal the interest which will become due on the Series 1981 Bonds (as hereinafter defined) on the next succeeding day; (b) commencing _____, 1981 and continuing on the last day of every month thereafter to and including _____, 1993, a sum which together with other moneys available therefor in the Bond Fund under the Indenture, will equal the principal and interest which will become due on the Series 1981 Bonds on the next succeeding day, except as the provisions hereinafter set forth with respect to prepayment prior to maturity may become applicable hereto. It is intended that the interest rate hereon shall increase to the taxable interest rate on the Series 1981 Bonds at the same time that the interest rate increases on the Series 1981 Bonds as the result of a determination of taxability as set forth in Section 9.3 of the Loan Agreement dated as of February 1, 1981, between the Issuer and Borrower ("Agreement").

Payments of both principal and interest are to be endorsed to the Trustee, and are to be made directly to the Trustee for the account of the Issuer pursuant to such endorsement. Such endorsement is to be made as security for the payment of the bonds of the designated "City of Fort Wayne Economic Development First Mortgage Revenue Bonds, Series 1981 (Bruce E. Winebrenner Project)" issued pursuant to the Indenture (the "Series 1981 Bonds"). All of the terms, conditions and provisions of the Indenture are, by this reference thereto, incorporated herein as a part of this Series 1981 Note.

This Series 1981 Note is issued pursuant to the Agreement, and is entitled to the benefits, and is subject to the conditions thereof. The obligations of Borrower to make the payments required hereunder shall be absolute and unconditional

without any defense or right of set-off, counterclaim or recoupment by reason of any default by Issuer under the Agreement or under any other agreement between Borrower and Issuer or out of any indebtedness or liability at any time owing to Borrower by the Issuer or for any other reason.

This Series 1981 Note is subject to prepayment under the terms and conditions, and in the amounts, provided in Article IX of the Agreement.

If an "event of default" occurs under Section 8.1 of the Agreement, the principal of this Series 1981 Note may be declared due and payable in the manner and to the effect provided in Article VIII of the Agreement.

No recourse shall be had for the payment of the principal or prepayment price of, or interest on this Series 1981 Note, or for any claim based hereon or on the Agreement, against any officer, director or stockholder, past, present or future, of Borrower as such, either directly or through Borrower, under any constitutional provision, statute or rule of law, or by the enforcement of any assessment or by any legal or equitable proceeding or otherwise.

Borrower hereby unconditionally waives diligence, presentment, protest, notice of dishonor and notice of default of the payment of any amount at any time payable to the Issuer under or in connection with this Series 1981 Note. All amounts payable hereunder are payable without relief from valuation and appraisement laws.

In any case where the date of payment hereunder shall be in the City of Fort Wayne, Indiana, a Saturday, Sunday or a legal holiday or a day on which banking institutions are authorized by law to close, then such payment shall be made on the next preceding business day with the same force and effect as if made on the date of payment hereunder.

All terms used in this Series 1981 Note which are defined in the Agreement shall have the meanings assigned to them in the Agreement.

IN WITNESS WHEREOF, Borrower has caused this Series 1981 Note to be duly executed, attested and delivered as of February 1, 1981.

BRUCE E. WINEBRENNER

By _____
Bruce E. Winebrenner

ENDORSEMENT

Pay to the order of Indiana Bank and Trust Company of Fort Wayne, as Trustee under the Mortgage and Indenture of Trust dated as of February 1, 1981, without recourse against the Issuer.

CITY OF FORT WAYNE

By _____
Winfield C. Moses, Jr., Mayor

(SEAL)

Attest:

_____
Charles Westerman, Clerk

LEASE AGREEMENT

BRUCE E. WINEBRENNER
(Lessor)

to

C. L. SCHUST COMPANY, INC.
(Lessee)

Dated as of February 1, 1981

TABLE OF CONTENTS

Article		Page
I.	Lease of the Premises	1
	Sec. 1.01. The Demise	1
II.	Term	2
	Sec. 2.01. The Term	2
III.	Rent	2
	Sec. 3.01. Basic Rental	2
	Sec. 3.02. Mandatory Prepayment of Rent	2
	Sec. 3.03. Basic Rental Obligation and Mandatory Prepayment of Rent Absolute And Unconditional	3
	Sec. 3.04. Additional Rental	3
	Sec. 3.05. Impositions	4
	Sec. 3.06. Installment Payments	4
	Sec. 3.07. Contest of Impositions	4
	Sec. 3.08. Limitation	4
IV.	Improvements	5
	Sec. 4.01. Acceptance of Premises by Lessee	5
	Sec. 4.02. Repair and Maintenance	5
	Sec. 4.03. Alterations	5
	Sec. 4.04. Mechanics' Liens	7
	Sec. 4.05. Utility Charges	8
	Sec. 4.06. Use of Premises	8
V.	Indemnity and Insurance	8
	Sec. 5.01. General Indemnity	8
	Sec. 5.02. Liability Insurance	9
	Sec. 5.03. Casualty Insurance	9
VI.	Damage by Casualty	10
	Sec. 6.01. Repair or Restoration	10
	Sec. 6.02. Use of Insurance Proceeds	10
VII.	Eminent Domain	11
	Sec. 7.01. Total Taking	11
	Sec. 7.02. Partial Taking	11
	Sec. 7.03. Temporary Taking	12
	Sec. 7.04. Distribution of Damages	12
	Sec. 7.05. Vesting of Title	13
	Sec. 7.06 Rights on Termination	13
VIII.	Assignment and Subletting	13
	Sec. 8.01. Consent Required	13

Article		Page
IX.	Defaults and Remedies	13
	Sec. 9.01. Defaults by Lessee	13
	Sec. 9.02. Re-Entry	14
	Sec. 9.03. Advances	15
	Sec. 9.04. Attorneys' Fees	15
X.	Access to Premises	15
	Sec. 10.01. Inspection	15
	Sec. 10.02. Exhibition of Leased Premises	15
	Sec. 10.03. Exercise of Rights	15
XI.	Covenant of Quiet Enjoyment	16
	Sec. 11.01. Lessor's Covenant	16
XII.	Rights on Termination	16
	Sec. 12.01. Surrender of Leased Premises	16
	Sec. 12.02. Holding Over	16
XIII.	Notices	16
	Sec. 13.01. Manner of Giving	16
XIV.	General Provisions	17
	Sec. 14.01. Remedies Cumulative - Non-Waiver	17
	Sec. 14.02. Complete Agreement	17
	Sec. 14.03. Construction of Terms	17
	Sec. 14.04. Conflicts Between Instruments	18
	Sec. 14.05. Governing Law	18
	Sec. 14.06. Agreement Binding Upon Successors	18
Exhibit A - Legal Description		21

LEASE

THIS LEASE, made and entered into as of the first day of February, 1981, by and between BRUCE E. WINEBRENNER, (hereinafter referred to as "Lessor"), and C. L. SCHUST COMPANY, INC., an Indiana corporation (hereinafter referred to as "Lessee"), WITNESSETH THAT:

WHEREAS, Lessee has requested that Lessor construct a facility for manufacture of roofing and sheel metal construction facilities in connection therewith on certain real estate located in Fort Wayne, Indiana; and

WHEREAS, Lessor is willing to construct the facility and lease the same to Lessee provided that Lessor is able to finance such construction out of the proceeds of an issue of economic development revenue bonds to be issued by the City of Fort Wayne ("City") or funds provided by Lessee if such proceeds are insufficient; and

WHEREAS, Lessee recognizes that the basic rental under the lease must be sufficient to discharge the obligations of Lessor to purchasers of the economic development revenue bonds of the City, including provision for optional and mandatory prepayment of such bonds under certain circumstances;

NOW, THEREFORE, in consideration of these premises and to induce the City and Lessor to consummate the economic development revenue bond financing, construct the facility and lease the same to Lessee, Lessor and Lessee hereby agree as follows:

ARTICLE I
LEASE OF THE PREMISES

Section 1.01. THE DEMISE. Lessor, for and in consideration of the rents, covenants and agreements hereinafter reserved, mentioned and contained on the part of Lessee, its successors and assigns, to be paid, kept and performed, has demised and leased, and by these presents does demise and lease, to Lessee, and Lessee does hereby take and hire, upon and subject to the conditions hereinafter expressed, the real property described in Exhibit A which is attached hereto and hereby made a part hereof together with the building and other improvements to be constructed thereon by Lessor in accordance with the plans and specifications previously approved by Lessee. The real property described on Exhibit A and all buildings and other improvements located thereon are hereinafter referred to as the "Leased Premises".

ARTICLE II
TERM

Section 2.01. THE TERM. The term of this lease (hereinafter called the "Term") shall commence on the date hereof, and shall expire at midnight on the first day of _____, 1993, unless at such time and on said date all of the Economic Development Revenue Bonds, Series 1981, (Bruce E. Winebrenner Project) ("Bonds"), issued by the City of Fort Wayne pursuant to a Mortgage and Indenture of Trust dated the 1st day of February, 1981 (hereinafter referred to as the "Indenture") shall not have been paid in full, in which case the "Term" shall not expire until the date on which such payment shall have been made.

ARTICLE III
RENT

Section 3.01. BASIC RENTAL. During the Term, Lessee agrees to pay to Lessor at least one (1) day before the first day of _____, 1981, and at least one (1) day before the first day of each month thereafter until the principal of and interest on the Bonds shall have been paid in full, a basic rental for the Leased Premises (hereinafter referred to as the "Basic Rental") in the following amounts:

It is provided, however, that the payments due shall be reduced by the amount, if any, available in the Bond Fund under the Indenture for payment of interest on or principal of the Bonds. In any event, each Basic Rental payment shall be sufficient to pay the total amount of principal of and interest on the Bonds payable on the next succeeding interest payment date.

Section 3.02. MANDATORY PREPAYMENT OF RENT. In the event that Lessor, under Article IX of a certain Loan Agreement dated the 1st day of February, 1981, with the City entered into in connection with the Bonds (hereinafter called the "Loan Agreement") either (a) elects with the consent of Lessee, or (b) is required to prepay the amounts due thereunder, Lessee shall pay

to Lessor as Mandatory Prepaid Basic Rental hereunder an amount which, when combined with proceeds payable to Lessor under policies of insurance or condemnation proceedings, if applicable, will be sufficient to permit Lessor to pay the amounts required under the Loan Agreement. Upon such payment, Lessee's obligation to pay Basic Rental shall abate to the extent of such prepayment.

Section 3.03. BASIC RENTAL OBLIGATION AND MANDATORY PREPAYMENT OF RENT ABSOLUTE AND UNCONDITIONAL. So long as any principal of or interest on the Bonds shall remain due and payable, the obligations of Lessee to make the payments required in Sections 3.01 and 3.02 hereof and to perform and observe the other agreements on its part contained herein shall be absolute and unconditional. Until such time as the principal of and interest on the Bonds shall have been paid in full, Lessee will not discontinue any payments required of it hereunder and will not terminate this lease for any cause, including without limitation, failure of Lessor to complete the Leased Premises, failure of Lessor's title in and to the Leased Premises and any part thereof, any act or circumstance that may constitute eviction or constructive eviction, destruction of or damage to the Leased Premises or failure of Lessor to perform and observe any agreement, whether express or implied or any duty, liability or obligation arising out of or connected with this lease. Nothing contained in this paragraph shall be construed to release Lessor from the performance of any of the agreements on its part herein contained; and if Lessor shall fail to perform any such agreement, Lessee may institute such action against Lessor as Lessee may deem necessary to compel the performance or recover its damages for non-performance so long as such action shall not impair or negate the agreements on the part of Lessee contained in the preceding sentence. Lessee may, however, at its own cost and expense and in its own name or in the name of Lessor, prosecute or defend any action or proceeding or take any other action involving third persons which Lessee deems reasonably necessary in order to insure the acquisition, construction, equipping, installation and completion of the Leased Premises or to secure or protect its right of possession, occupancy and use hereunder; and in such event, Lessor hereby agrees to cooperate fully with Lessee and to take all lawful action which is required to effect the substitution of Lessee for Lessor in any such action or proceeding if Lessee shall so request.

Section 3.04. ADDITIONAL RENTAL. In addition to the Basic Rental and the Mandatory Prepaid Basic Rental, Lessee shall pay to Lessor an additional rental for the Leased Premises (hereinafter referred to as the "Additional Rental") in the amount

of Twenty-four Thousand Dollars ($24,000.00) per year payable in equal monthly installments of Two Thousand Dollars ($2,000.00) in advance on the first day of each month during the term.

Section 3.05. IMPOSITIONS. Lessee covenants and agrees to pay, as further Additional Rental, all real estate taxes, assessments and other governmental charges, general and special, including assessments for public improvements or benefits, which may be laid, levied, assessed, or imposed upon or become due and payable and lien upon the Leased Premises or any part thereof during the Term (all of which taxes, assessments and other governmental charges are hereinafter referred to as "Impositions").

Section 3.06. INSTALLMENT PAYMENTS. If any such Imposition is payable, or may at the option of the taxpayer be payable, in installments (whether or not interest shall accrue on the unpaid balance of any such Imposition), Lessee may pay the same, together with any interest on the unpaid balance of such Imposition, in installments as the same become due and payable. Any Imposition relating to a fiscal period of the taxing authority, a part of which period is included within the Term and a part of which is included in a period of time not within the Term, shall be adjusted as between Lessor and Lessee as of the termination of the Term so that Lessee shall pay that portion of any such Imposition which relates to the portion of the fiscal period of the taxing authority falling within the Term and Lessor shall pay the balance thereof.

Section 3.07. CONTEST OF IMPOSITIONS. Lessee shall have the right to contest the amount or validity of any Imposition by appropriate legal proceedings, but this shall not be deemed or construed in any way as relieving Lessee of its covenant to pay any such Imposition. Lessor shall not be required to join in any such proceeding except to the extent necessary to permit Lessee to properly prosecute the same, and provided further, that Lessor shall not be subjected to any liability for the payment of any costs or expenses in connection with any such proceeding brought by Lessee, and Lessee shall have provided surety satisfactory to Lessor and to the Trustee under the Indenture (hereinafter referred to as the "Trustee") to indemnify and hold Lessor and Trustee harmless from any such costs and expenses and from liability for payment of the contested Imposition.

Section 3.08. LIMITATION. Nothing contained in this lease shall require Lessee to pay any franchise, estate, inheritance, succession, capital levy or transfer tax of Lessor or any

income, excess profits or revenue tax or any other tax, assessments, charge or levy upon the Basic Rental or Additional Rental payable by Lessee under this lease, unless such tax should be imposed in lieu of, or in partial or complete replacement of the property tax on the Leased Premises. Lessee shall be responsible for the payment of all taxes or other Impositions which are imposed as a partial or complete substitute for an ad valorem property tax upon the Leased Premises without regard to the party legally liable for the payment of such tax or the form, character or nature of such Imposition.

ARTICLE IV
IMPROVEMENTS

Section 4.01. ACCEPTANCE OF PREMISES BY LESSEE. Occupancy of the Leased Premises by Lessee shall be deemed an acceptance thereof in their then condition and an acknowledgement that Lessor has satisfied its obligations with respect to completion of construction.

Section 4.02. REPAIR AND MAINTENANCE. Lessee shall keep the Leased Premises and all improvements located thereon, including without limitation, the foundations, walls, roof, gutters and downspouts, plumbing and sewer lines, heating and air conditioning systems, mechanical and electrical systems and all floors, ceilings and building fixtures and appliances, and the parking areas, landscaped areas, lawns and all other portions of the Leased Premises in good condition and repair and in a clean and sightly condition, subject only to reasonable use and wear, normal maintenance having been provided. Lessee shall comply with all laws, statutes, ordinances and regulations of all governmental authorities having jurisdiction over the Leased Premises and the improvements thereon and with respect to the use and occupancy thereof. Lessee covenants not to do or suffer any waste or damage, disfigurement or injury to any building or improvement now or hereafter on the Leased Premises, or the fixtures and equipment thereof. Lessee shall form all obligations of Lessor and pay all sums required of Lessor during the Term relating to maintenance, repair or upkeep of the roadway easements providing access to, and forming a part of, the Leased Premises.

Section 4.03. ALTERATIONS. Lessee shall have the right to change, alter, repair and replace the buildings, improvements and fixtures now or hereafter on and forming a part of the Leased Premises as Lessee may deem necessary or desirable in connection with the requirements of its business, which such changes and alterations (other than changes or alterations of

Lessee's trade equipment) shall be made in all cases subject to the following conditions which Lessee covenants to observe and perform:

(a) No change or alteration shall be undertaken until Lessee shall have procured and paid for, so far as the same may be required from time to time, all governmental permits and authorizations of the various governmental departments or agencies having jurisdiction.

(b) No structural change or alteration shall be undertaken until detailed plans and specifications have first been submitted to and approved in writing by Lessor.

(c) No changes or alterations involving an estimated cost of more than Five Thousand Dollars ($5,000.00) shall be undertaken until Lessor shall have been furnished by Lessee, at Lessee's expense, a bond on which Lessee shall be principal and a surety company authorized to do business in the State of Indiana and satisfactory to Lessor shall be surety, and in form satisfactory to Lessor conditioned upon the completion of and payment in full for such changes or alterations within a reasonable time, subject however, to delays occasioned by strikes, lockouts, acts of God, inability to obtain labor or materials, governmental restrictions or similar causes beyond the control of Lessee; provided, however, that if such changes or alterations are made in connection with restoration of the building after damage or destruction by fire or other casualty as set out in Article VI hereof or as a result of taking by right of eminent domain as set out in Article VII hereof, Lessee shall not be required to furnish a bond as hereinbefore provided, but, in lieu thereof, Lessee may deposit with Lessor or Trustee, without liability for interest on the part of Lessor or Trustee, a sum sufficient to pay the entire cost of any such change or alteration, over and above any insurance proceeds or awards in the hands of Lessor or Trustee, as estimated by the architect under whose supervision the work is to be conducted, under an agreement whereby Lessor or Trustee shall from time to time pay out such sums together with the insurance proceeds or awards in its or their hands upon the written request of Lessee, which request shall be accompanied by a certificate of the

architect in charge of work, stating (1) that the sum requested is justly due to the contractors, subcontractors, materialmen, laborers, engineers, architects or other persons, firms or corporations rendering services or materials for such building restoration and changes or alterations thereof, or is justly required to reimburse Lessee for expenditures made by it in connection with such construction, and when added to all sums previously paid out by Lessor or Trustee does not exceed the value of the work done to the date of such certificate; and (2) that the remaining funds so deposited by Lessee with Lessor or Trustee together with the insurance proceeds or awards in the hands of Lessor or Trustee will be sufficient upon completion of such work to pay for the same in full; and, upon submission of proof satisfactory to Lessor and Trustee that the work has been paid for in full, Lessor and Trustee shall turn over to Lessee the balance of the funds so deposited by Lessee. Any insurance proceeds, if any, remaining in the hands of the Lessor and Trustee (and the balance of awards, if any, payable under the terms of Article VII hereof) shall be transferred to the Bond Fund under the Indentures. Lessee shall also furnish Lessor and Trustee at the time of any such payment with a satisfactory title search, or other evidence satisfactory to Lessor and Trustee, showing that there has not been filed with respect to the Leased Premises any mechanic's or other lien which has not been discharged of record in respect of any work, labor, services, materials or equipment performed, furnished or supplied in connection with any such work. Lessor and Trustee may retain a sum equal to the amount of any such lien and a possible amount of interest, costs and attorney's fee thereon so long as the Leased Premises shall be encumbered with any such lien.

(d) All improvements and alterations (other than the Lessee's trade equipment) made or installed by Lessee shall immediately upon completion or installation thereof be and become the property of Lessor without payment therefor by Lessor, and shall be surrendered to Lessor upon the expiration or sooner termination of the Term of this lease.

Section 4.04. MECHANICS' LIENS. Lessee shall not suffer or permit any valid mechanic's lien to be filed against the Leased Premises or any part thereof by reason of work, labor,

services, materials or equipment supplied to Lessee or anyone holding the Leased Premises or any part thereof through or under Lessee. If any such claim of a mechanic's lien shall at any time be filed against the Leased Premises, Lessee shall cause the same to be discharged of record within seventy-five (75) days after the date on which Lessee acquires knowledge of the filing of the same. In the event that Lessee believes it has a valid defense to any such lien which it desires to assert, Lessee may do so upon the posting with Lessor and Trustee of a sufficient undertaking to indemnify Lessor and Trustee against any loss, costs or damages in connection therewith with such surety as Lessor or Trustee may reasonably require. If Lessee shall fail to discharge any such claimed mechanic's lien within such period, or to provide satisfactory indemnification, then, in addition to any other right or remedy of Lessor, Lessor may, and if demanded by Trustee, shall discharge the same either by paying the amount claimed to be due or by procuring the discharge of such lien by deposit in court or by giving security or in such other manner as is, or may be, prescribed by law. Any amount paid by Lessor or Trustee for any of the aforesaid purposes, and all reasonable legal and other expenses of Lessor or Trustee, including reasonable counsel fees, in or about procuring the discharge of such lien, with all necessary disbursements in connection therewith, shall be repaid by Lessee to Lessor and/or Trustee on demand, and if unpaid may be treated as Additional Rental. Nothing herein contained shall imply any consent or agreement on the part of Lessor or Trustee to subject the Leased Premises or any interest therein to liability under any mechanic's lien law.

Section 4.05. UTILITY CHARGES. Lessee agrees to pay all charges for sewer, water, gas, electricity, telephone or other utility service used upon the Leased Premises throughout the Term and to indemnify and hold Lessor harmless from any liability resulting from any non-payment for any such services.

Section 4.06. USE OF PREMISES. In the use and occupancy of the Leased Premises and in the conduct of its business thereon and therein, Lessee shall comply with all requirements of all laws, ordinances, regulations, rules and orders of all federal, state, county and municipal authoritiies with reference thereto. Lessee shall not cause or maintain any public or private nuisance in, at or on the Leased Premises.

ARTICLE V
INDEMNITY AND INSURANCE

Section 5.01. GENERAL INDEMNITY. Lessee hereby agrees to indemnify and hold Lessor harmless from any loss, cost, claim,

liability, damage or expense arising out of or connected with Lessee's use and occupancy of the Leased Premises or arising out of any breach or default of Lessee in the performance of its obligations under this lease. In case any action or proceeding may be brought against Lessor by reason of any such claim, Lessee agrees to resist or defend such action or proceeding and to promptly pay and discharge any final judgment rendered against Lessor therein.

Section 5.02. LIABILITY INSURANCE. Lessee shall procure and maintain in full force and effect throughout the Term general public liability insurance against claims for personal injury, death or property damage occurring upon, in or about the Leased Premises and in or about the adjoining streets and sidewalks, such insurance to afford protection to both Lessor, Lessee and Trustee to the limit of not less than _____ _____ Dollars ($_____) for injury or death of a single person, and to the limit of not less than _____ _____ Dollars ($_____) for any one occurrence, and to the limit of not less than _____ Dollars ($_____) for property damage. Lessee shall provide Lessor and Trustee with certificates of such insurance from time to time to evidence that such insurance is in force. Such insurance shall provide that the same may not be cancelled without ten (10) days' prior written notice to Lessor and Trustee.

Section 5.03. CASUALTY INSURANCE. Throughout the Term, Lessee shall procure and maintain in force and effect fire and extended coverage insurance upon the building or buildings located upon the Leased Premises in an amount not less than the replacement value thereof, excluding foundation and excavation costs. Such insurance shall cover the risks of fire, windstorm, hail, explosion, riot, civil commotion, vandalism and malicious mischief, collapse and all other hazards covered by extended coverage endorsement. Such insurance shall be written in such a manner that the insuror shall have no rights of subrogation against either Lessor, Lessee or Trustee and such that the full amount of the proceeds of such insurance shall be payable notwithstanding the acts of any such party if such coverage is available. Said policy or policies duly executed by the insurance company or the general agency writing said policies effective not later than the first day of the Term, and providing for at least ten (10) days' written notice to Lessor and Trustee prior to cancellation of said policies, shall be deposited with Lessor and Trustee at all times throughout the Term. Appropriate renewal or replacement policies as above provided shall be deposited with Lessor and Trustee not less than ten (10) days prior to the expiration of

any such policies. The policies of insurance shall be written by such company or companies qualified to do business in Indiana as may be acceptable to Lessor and Trustee. All such insurance shall name Lessor, Lessee and Trustee as the insureds, as their interests may appear. If Lessee shall fail or refuse to procure, pay for or keep in force the policies of insurance as set forth herein, or to deliver such policies as provided above, Lessor may, at its election, keep in force and/or from time to time renew such insurance, and all amounts expended therefor shall be further Additional Rental due from Lessee to Lessor along with the next monthly installment of Additional Rental accruing hereunder.

ARTICLE VI
DAMAGE BY CASUALTY

Section 6.01. REPAIR OR RESTORATION. In the event of damage to or destruction of the Leased Premises, or any part thereof, by fire or otherwise, Lessee will promptly repair, restore and rebuild the same as nearly as possible to its condition existing prior to such damage or destruction, or with such changes or alterations as may be made in conformity with Section 4.03 hereof, all at the cost and expense of Lessee. Payments of Basic Rental, Additional Rental, Impositions and other charges payable by Lessee hereunder shall not abate because of any such damage or destruction to the Leased Premises or any part thereof. The provisions and conditions in Section 4.03 applicable to changes or alterations shall similarly apply to work required to be done under this Article VI.

Section 6.02. USE OF INSURANCE PROCEEDS. The proceeds of all insurance payable by reason of any such damage or destruction, less the cost, if any, of recovering such proceeds, shall be paid over to the trust account to be established under Section 5.2 of the Loan Agreement. All such proceeds shall be applied to the payment of the costs of repairing, restoring and rebuilding the improvements upon the Leased Premises and shall be paid out from time to time in the same manner and subject to the same conditions as set forth in Section 5.2 of the Loan Agreement and in Section 4.03 hereof. If the insurance money together with such other sums, if any, as may be deposited by Lessee pursuant to Section 4.03 hereof, shall be insufficient to pay the entire cost of such work, Lessee agrees to pay the deficiency. Upon completion of the repair and restoration and payment in full of the costs thereof by Lessee, and upon submission of proof satisfactory to Lessor that the work has been paid for in full, and after reimbursement to Lessee of any sums expended by it in such repair and restoration, any insurance

money then remaining upon deposit in said trust account pursuant to the terms of Section 5.2 of the Loan Agreement shall be paid into the Bond Fund under the Indenture.

ARTICLE VII
EMINENT DOMAIN

Section 7.01. TOTAL TAKING. If during the Term the entire Leased Premises shall be taken by an exercise of the power of eminent domain (hereinafter referred to as the "Proceeding"), this lease shall terminate as of the date of the vesting of title in the taking authority pursuant to such Proceeding.

Section 7.02. PARTIAL TAKING. If during the Term less than the entire Leased Premises shall be taken in any such Proceeding, this lease shall terminate as to the portion of the Leased Premises so taken upon the vesting of title in the Proceeding and, subject to the limitations hereinafter set forth, Lessee may terminate this lease as to the remainder of the Leased Premises if such partial taking should materially and substantially impair Lessee's ability to use the remainder of the Leased Premises not so taken. Such termination as to the remainder of the Leased Premises shall be made effective by a notice in writing from Lessee to Lessor given not later than sixty (60) days after the vesting of title in such Proceeding, and shall specify a date not more than sixty (60) days after the giving of such notice as the date for such termination. Upon the date specified in such notice, the Term and all right, title and interest of Lessee hereunder shall cease and come to an end. The right of Lessee to terminate this lease as in this Section 7.02 provided shall be exercisable only upon condition that Lessee is not in default in the performance of any of the terms, covenants or conditions of this lease on its part to be performed, and such termination upon Lessee's part shall become effective only upon payment in full of the interest on and principal of the Bond. Lessee shall be required to pay any amount required in addition to the net proceeds of any award paid in the Proceeding to redeem the Bonds at the earliest possible date at the prices set forth in Section 3.01 of the Indenture. In the event that Lessee does not terminate this lease as to the remainder of the Leased Premises, Lessee shall be responsible for any necessary restoration of the improvements on the remainder of the Leased Premises as required for Lessee's use thereof. Notwithstanding the fact that Lessee shall have the burden of going forward with the work of restoration of the Leased Premises, Lessor agrees to reimburse Lessee for the costs of such restoration; provided, however, that Lessor's obligation to reimburse Lessee for such costs of restoration shall only be to the extent to which the costs of

such restoration exceed the amount of any damage award received by Lessee as a result of such taking, and, provided, further, that Lessor's obligation to reimburse Lessee for such excess costs of restoration shall not exceed the amount of any damage award received by Lessor as a result of such taking. The provisions and conditions in Section 4.03 applicable to changes or alterations shall similarly apply to work required to be done under this Section 7.02. If the funds to be applied by Lessor as in this section provided shall be insufficient, together with other funds derived from any award payable to Lessee, to pay the entire cost of such restoration, Lessee agrees to pay any such deficiency. Lessee shall not be entitled to any abatement of any part of the Basic Rental as a result of any such partial taking except to the extent that such taking should result in the payment of an award or some part thereof into the Bond Fund under the Indenture and the use of such Bond Fund to pay the interest on and principal of the Bonds. Lessee shall be entitled to an abatement and annual reduction of the Additional Rental payable hereunder in an amount that is equal to the same percentage of the total Additional Rental as the percentage of the total fee simple portion of land area described in Exhibit A that is taken in such Proceeding, such reduction and abatement to be effective from and after the possession of that portion of the Leased Premises is taken by the condemning authority.

Section 7.03. TEMPORARY TAKING. If all or any portion of the Leased Premises is taken by the exercise of the right of eminent domain for governmental occupancy for a limited period, this lease shall not terminate and Lessee shall continue to perform its obligations hereunder as though such taking had not occurred except to the extent that it may be prohibited from so doing pursuant to the terms of the order of the authority which made the taking. In the event of such a temporary taking, Lessee shall be entitled to the entire award made for such taking (whether by way of damages, rent or otherwise) unless the period of governmental occupancy extends beyond the termination of the Term, in which case the award shall be apportioned between Lessor and Lessee as of the date of such termination. Lessee covenants that at the termination of any such governmental occupancy during the Term it will, at its sole cost and expense, restore the building forming a part of the Leased Premises as nearly as may be reasonably possible to the condition in which the same was prior to such taking.

Section 7.04. DISTRIBUTION OF DAMAGES. Lessor and Lessee shall, to the extent possible, each negotiate separately with the taking authority for compensation for any and all damages,

loss or injury that each may suffer as the result of any permanent taking of all or any portion of the Demised Premises. If the question of damages for the taking is litigated in court, then the parties agree to cooperate with each other in the trial of such action to the end of obtaining the highest award possible in the court having jurisdiction of said cause. Any award received by Lessor as a result of a partial taking and not utilized to repair any damage to the Leased Premises caused by such taking and restore the same to a condition usable by Lessee shall be paid into the Bond Fund under the Indenture.

Section 7.05. VESTING OF TITLE. Whenever the term "vesting of title" or any similar phrase is used in this Article, a taking of possession by the condemning party shall be deemed a vesting of title.

Section 7.06. RIGHTS ON TERMINATION. Upon any termination of this lease as a result of an exercise of a right of eminent domain, all Basic Rental, Impositions, Additional Rental and charges of all types shall be adjusted and prorated to the date of such termination and all other rights and obligations of the parties hereunder shall be terminated as of said date.

ARTICLE VIII
ASSIGNMENT AND SUBLETTING

Section 8.01. CONSENT REQUIRED. Lessee shall not assign this lease or sublet the Leased Premises, or any part thereof, without the prior written consent of Lessor and, if the interest on and the principal of the Bonds have not been paid in full, the Trustee. Notwithstanding the giving of any such consent by Lessor and/or Trustee and assignment or subletting pursuant thereto, Lessee shall remain fully and primarily liable for the performance of all obligations of Lessee under the terms of this lease.

ARTICLE IX
DEFAULTS AND REMEDIES

Section 9.01. DEFAULTS BY LESSEE. The occurrence of any one or more of the following events shall be deemed an "Event of Default":

(a) The making by Lessee of an assignment for the benefit of its creditors;

(b) The levying of a writ of execution or attachment on or against the Leased Premises as the property of Lessee and the same not released or discharged within sixty (60) days thereafter;

(c) Institution of proceedings in a court of competent jurisdiction for the reorganization, liquidation or involuntary dissolution of Lessee, or for its adjudication as a bankrupt or insolvent, or for the appointment of a receiver of the property of Lessee, and said proceedings are not dismissed, and any receiver, trustee or liquidator appointed therein discharged, within sixty (60) days after the institution of said proceedings; or

(d) The failure of Lessee to pay any installment of Basic Rental within one (1) day after its due date or the failure to pay any Additional Rental, or any Imposition within ten (10) days after written notice, or to perform any other of its covenants under this lease within thirty (30) days after written notice.

In the event that any such claimed default (other than a default in payment of Basic Rental, Impositions or Additional Rental) is of a nature that it cannot be cured within thirty (30) days, no Event of Default shall be deemed to have occurred so long as Lessee is diligently pursuing appropriate action to cure the default if such action was commenced within thirty (30) days after the giving of notice of default. In the event that Lessee is adjudicated to be a bankrupt, this lease shall automatically terminate and be of no further force or effect without the exercise of any option or election whatsoever on the part of Lessor. Lessee's liability as set forth in Section 9.02 hereof shall survive any such termination.

Section 9.02. RE-ENTRY. Upon the occurrence of an Event of Default, Lessor may re-enter the Leased Premises, with or without process of law, using such force as may be necessary, and remove all persons and property therefrom, and Lessor shall not be liable for damages or otherwise by reason of such re-entry or termination of this lease. In addition to all other obligations of Lessee, Lessee shall be liable for the cost of seizure and repossession of the Leased Premises and reasonable attorneys' fees incurred as a result of, or to complete, the seizure and repossession of the Leased Premises. Upon regaining possession of the Leased Premises, Lessor shall utilize its best efforts to relet the Leased Premises. Lessor may relet the Leased Premises at such rental and upon such

terms as Lessor may deem reasonable under the circumstances. Lessor is authorized to make all necessary repairs and alterations in or to the Leased Premises for the new lessee and to charge the cost thereof to Lessee. The net amount of rental received by Lessor from such reletting, after deduction of any and all costs and expenses incurred in connection with such repossession and reletting, shall be credited upon Lessee's obligations to Lessor. In addition thereto, if all interest on and principal of the Bonds have been paid in full, Lessor may terminate this lease upon the occurrence of any Event of Default.

Section 9.03. ADVANCES. In the event of any breach or default of this lease by Lessee, Lessor may, after ten (10) days' written notice to Lessee, cure such breach or default for the account and at the expense of Lessee. Any cost or expense incurred by Lessor in curing such a breach or default for the account of Lessee, together with interest at the rate of _____ (____%) per annum, shall be deemed further Additional Rental due from Lessee to Lessor on the first day of the month following the payment of such money or incurrence of such costs or expenses and the certification of the amount thereof to Lessee by Lessor.

Section 9.04. ATTORNEYS' FEES. Lessee hereby agrees to pay all reasonable attorneys' fees incurred by Lessor in enforcing any of the terms and provisions of this lease. All payments to be made under this lease shall be without relief from valuation or appraisement laws.

ARTICLE X
ACCESS TO PREMISES

Section 10.01. INSPECTION. Lessor shall have the right to enter upon the Leased Premises at any time for the purpose of inspecting the same to determine that Lessee is fully performing all of its obligations under this lease.

Section 10.02. EXHIBITION OF LEASED PREMISES. At any time during regular business hours within six (6) months prior to the expiration of the Term, Lessor may enter upon the Leased Premises for the purpose of exhibiting the same to prospective lessees. At any time during the Term, upon reasonable notice to Lessee, Lessor shall have the right to enter upon the Leased Premises for the purpose of exhibiting the same to prospective purchasers or mortgagees.

Section 10.03. EXERCISE OF RIGHTS. The exercise of the rights of Lessor as in this Article contained shall not be

deemed as a trespass upon the Leased Premises or a constructive eviction of Lessee therefrom.

ARTICLE XI
COVENANT OF QUIET ENJOYMENT

Section 11.01. LESSOR'S COVENANT. Lessor covenants and agrees that Lessee, upon paying the Basic Rental, Impositions, Additional Rental and all other charges herein provided for and observing and keeping the covenants, agreements and conditions of this lease on its part to be kept and performed, may lawfully and quietly hold, occupy and enjoy the Leased Premises during the Term.

ARTICLE XII
RIGHTS ON TERMINATION

Section 12.01. SURRENDER OF LEASED PREMISES. At the expiration of the tenancy created hereunder, whether by lapse of time or otherwise, Lessee shall surrender the Leased Premises to Lessor, including the surrender to Lessor of all buildings, parking areas and other improvements then located upon and forming a part of the Leased Premises (other than Lessee's trade equipment) all to be in good condition and repair, the effects of reasonable wear and tear with normal maintenance having been given being excepted.

Section 12.02. HOLDING OVER. In the event Lessee remains in possession of the Leased Premises with the consent of Lessor after the expiration of the Term, and without the execution of a new lease or an extension of this lease, it shall be deemed to be occupying the Leased Premises as a tenant from month to month at the same rent and subject to all the other conditions, provisions and obligations of this lease insofar as the same are applicable to a month to month tenancy. Such month to month tenancy may be terminated by either party as of the end of any calendar month upon the giving of notice of such termination prior to the beginning of such calendar month.

ARTICLE XIII
NOTICES

Section 13.01. MANNER OF GIVING. Whenever under this lease a provision is made for notice of any kind, such notice shall be in writing and it shall be deemed sufficient notice and service thereof if such notice is to Lessee and sent by certified or registered mail, postage prepaid, addressed to Lessee at 4030 Piper Drive, Fort Wayne, Indiana 46809, or to such other post office address as Lessee may furnish to Lessor

for such purpose; and if to Lessor, sent by certified or registered mail, postage prepaid, to Lessor at 4030 Piper Drive, Fort Wayne, Indiana 46809, or to such other post office address as Lessor may furnish to Lessee for such purpose. A duplicate copy of each such notice given hereunder shall be given in the same manner to the Trustee at Indiana Bank and Trust Company of Fort Wayne, 915 South Clinton, Fort Wayne, Indiana 46802, Attention: Trust Department, or at such other address as Trustee may furnish to Lessor and Lessee for such purpose. All such notices shall be deemed given on the date that they are so addressed, certified or registered and deposited in the United States mails.

ARTICLE XIV
GENERAL PROVISIONS

Section 14.01. REMEDIES CUMULATIVE - NON-WAIVER. The various rights and remedies herein contained and reserved to each of the parties shall not be considered as exclusive of any other right or remedy of such party, but shall be construed as cumulative and shall be in addition to every other remedy now or hereafter existing at law, in equity or by statute, and said rights and remedies may be exercised and enforced concurrently and whenever and as often as occasion therefor arises. No delay or omission to exercise any right or power by either party shall impair any such right or power, or be construed as a waiver of any default or as acquiescence therein. One or more waivers of any covenant, term or condition of this lease by either party shall not be construed by the other party as a waiver of a subsequent or continuing breach of the same covenant, term or condition. The consent or approval by either party to or of any act by the other party of a nature requiring consent or approval shall not be deemed to waive or render unnecessary consent to or approval of any subsequent similar act.

Section 14.02. COMPLETE AGREEMENT. The headings of the several articles and sections contained herein are for convenience only and do not define, limit or construe the contents of such articles and sections. All negotiations, considerations, representations and understandings between the parties are incorporated herein and may be modified or altered only by agreement in writing signed by the party to be bound.

Section 14.03. CONSTRUCTION OF TERMS. The term "Lessor" as used in this lease so far as covenants or obligations on the part of Lessor are concerned shall be limited to mean and include only the owner or owners at the time in question of the fee simple title to the Leased Premises, and in the event of

any transfer or transfers of the fee simple title to the Leased Premises, the Lessor herein named (and in case of any subsequent transfers or conveyances, the then grantor) shall be automatically freed and relieved from and after the date of such transfer or conveyance of all future personal liability as respects the performance of any covenants or obligations on the part of Lessor contained in this lease thereafter to be performed, provided that, any funds in the hands of such Lessor or the then grantor at the time of such transfer, in which Lessee has an interest, shall be turned over to the grantee and any amount then due and payable to Lessee by Lessor or the then grantor under any provision of this lease shall be paid to Lessee, it being intended hereby that the covenants and obligations contained in this lease on the part of Lessor shall, subject as aforesaid, be binding on Lessor, their heirs, personal representatives, successors and assigns, only in respect of their respective successive periods of ownership of fee simple title to the Leased Premises.

Section 14.04. CONFLICTS BETWEEN INSTRUMENTS. Lessee covenants and agrees to perform all and singular the obligations of Lessor with respect to the Leased Premises under the terms of the Loan Agreement and the Indenture. In the event of any conflict between the terms of this lease and the terms of the Loan Agreement and the Indenture, the provisions contained in the Loan Agreement and the Indenture shall be controlling.

Section 14.05. GOVERNING LAW. This lease and any questions of interpretation thereof shall be governed by the laws of the State of Indiana.

Section 14.06. AGREEMENT BINDING UPON SUCCESSORS. The covenants, agreements and obligations herein contained shall extend to, bind and inure to the benefit not only of the parties hereto, but their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this lease in several counterparts, each of which shall be deemed an original instrument, as of the day, month and year first above written.

LESSOR

Bruce E. Winebrenner

LESSEE

C. L. SCHUST COMPANY, INC.

By _____
Bruce E. Winebrenner,
President

ATTEST:

_____
Gertrude Rahe, Secretary-
Treasurer

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, personally appeared Bruce E. Winebrenner, who acknowledged the execution of the foregoing Lease.

Witness my hand and Notarial Seal this ____ day of _____, 1981.

Signature _____

Printed _____
Notary Public

My Commission Expires:

_____

County of Residence _____

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, personally appeared Bruce E. Winebrenner and Gertrude Rahe, President and Secretary-Treasurer, respectively, of C. L. SCHUST COMPANY, INC., who acknowledged the execution of the foregoing Lease as such officers acting for and on behalf of C. L. SCHUST COMPANY, INC.

Witness my hand and Notarial Seal this ____ day of _____, 1981.

Signature _____

Printed _____
Notary Public

My Commission Expires:

_____ County of Residence _____

This instrument was prepared by Thomas K. Downs, Attorney, ICE MILLER DONADIO & RYAN, 111 Monument Circle, Fort Wayne, Indiana 46204 - (317) 635-1213

EXHIBIT A

THE ECONOMIC DEVELOPMENT FACILITIES

Project Description

Project Site

Project Equipment

delete from master

COLLATERAL ASSIGNMENT OF LEASE AND RENTALS

COLLATERAL ASSIGNMENT OF LEASE AND RENTALS, dated as of February 1, 1981, by and between BRUCE E. WINEBRENNER ("Assignor"), and INDIANA BANK AND TRUST COMPANY OF FORT WAYNE, a state banking association with its principal banking offices at Fort Wayne, Indiana, as Trustee ("Trustee"), pursuant to the Mortgage and Indenture dated as of the date hereof ("Indenture"), among the City of Fort Wayne ("Issuer"), Assignor and Trustee.

The Assignor and C. L. SCHUST COMPANY, INC. ("Lessee"), an Indiana corporation, have entered into a Lease Agreement dated as of the date hereof ("Lease"), providing for the leasing by the Assignor to the Lessee of certain real estate, and the improvements thereon ("Project").

The Assignor desires to finance a portion or all of the cost of the Project by borrowing from the Issuer, pursuant to the Loan Agreement dated as of the date hereof ("Loan Agreement") between the Issuer and the Assignor, the proceeds of economic development revenue bonds issued by the Issuer pursuant to the Indenture. Such borrowings (hereinafter collectively called the "Loan"), are to be evidenced by a promissory note of the Assignor (hereinafter called the "Note"), payable to the Issuer and endorsed thereby to the Trustee. The obligations of the Assignor arising under the Loan Agreement, the Note and this Assignment are hereinafter collectively called the "Liabilities."

NOW, THEREFORE, to induce the Issuer to enter into the Loan Agreement, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Assignor agrees as follows:

1. As security for the payment and performance of the Liabilities, the Assignor hereby assigns, transfers and sets over unto the Trustee all the Assignor's right, title and interests, as lessor under the Lease, together with all rights, powers and privileges and other benefits of the Assignor, as lessor under the Lease, including without limitation, the immediate right to receive and collect all Basic Rentals payable to or receivable by the Assignor under or pursuant to the provisions of the Lease, and the right to make all waivers and agreement, to give all notices, consents and releases, to take all action upon the happening of a default under the Lease, and to do any and all other things whatsoever which the Assignor, as lessor, is or may become entitled to do under the Lease. In

furtherance of the foregoing Assignment, the Assignor hereby irrevocably authorizes and empowers the Trustee in its own name, or in the name of its nominee, or in the name of the Assignor, or as its attorney, to ask, demand, sue for, collect and receive any and all Basic Rentals to which the Trustee is or may become entitled under the Lease, and to enforce compliance by the Lessee with all the terms and provisions of the Lease.

2. The Assignment made hereby is executed only as security and, therefore, the execution and delivery of this Assignment shall not subject the Trustee to, or transfer or pass, or in any way affect or modify the liability of the Assignor under the Lease, it being understood and agreed that notwithstanding such Assignment, or any subsequent assignment, all obligations of the Assignor, to the Lessee under the Lease shall be and remain enforceable by the Lessee, its successors and assigns against, and only against, the Assignor.

3. The Assignor covenants and agrees that it will perform all of its obligations to be performed under the terms of the Lease, and hereby irrevocably authorizes and empowers the Trustee, in its own name or in the name of its nominee, or in the name of the Assignor as its attorney on the happening of any failure by the Assignor to perform, or cause to be performed, any such obligation, all at the Assignor's expense.

4. Upon the full discharge and satisfaction of the Liabilities, the Assignment made hereby and all rights herein assigned to the Trustee shall cease and terminate, and all estate, right, title and interest of the Trustee in and to the Lease shall revert to the Assignor.

5. The Assignor warrants and covenants that: (a) the execution and delivery by the Assignor of the Lease, the Loan Agreement, this Assignment, the Indenture, and the Note are (or, upon their execution and delivery in accordance with the Indenture, will be), and will remain, the valid and binding obligations of the Assignor in accordance with their terms; (b) the Assignor has not executed any other assignment of the Lease and its right to receive all payments of Basic Rental under the Lease is and will continue to be free and clear of any and all liens, agreements or encumbrances (except this Assignment), created or suffered by any act or omission on the part of the Assignor (other than any act or omission in respect of which the Lessee has assumed responsibility under the Lease), and the Assignor has received no advance Basic Rental payments under the Lease; (c) notwithstanding this Assignment, the Assignor will conform and comply with each and all of the covenants and conditions in the Lease set forth to be complied with by it;

and (d) to the knowledge of the Assignor, it has performed all obligations on its part to be performed under the Lease on or prior to the date hereof, and there has not occurred on or prior to the date hereof any default under the Lease.

6. The Assignor covenants and agrees with the Trustee that any suit, proceeding or action brought by the Trustee under the Lease for any installment of, or interest on, any Basic Rental payment or other sum owing thereunder, or to enforce any provisions of such Lease, the Assignor will save, indemnify and keep the Trustee harmless from and against all expense, loss or damage suffered by reason of any defense, set-off, counterclaim or recoupment whatsoever of the Lessee thereunder or its successors, arising out of a breach by the Assignor of any obligation under the Lease or arising out of any other indebtedness or liability at any time owing to the Lessee or its successors from the Assignor. Any and all such obligations of the Assignor shall be and remain enforceable against, and only against, the Assignor and shall not be enforceable against Trustee or any party or parties in whom any of the rights of the Assignor under the Lease shall vest by reason of the successive assignments or transfers.

7. The Assignor will, from time to time, execute all such financing statements and supplemental instruments reasonably requested by the Trustee in order to confirm or further assure the Assignment made hereby and the provisions hereof.

8. The Trustee may assign all or any of its rights under the Lease, including the right to receive any payments of Basic Rental due or to become due to it from the Lessee thereunder. In the event of any such assignment and such subsequent or successive assignments, assignee or assignees shall, to the extent of such assignment, enjoy all the rights and privileges and be subject to all the obligations of the Trustee hereunder.

9. The Assignor agrees that it will not, without the prior written consent of the Trustee, enter into any agreement amending, modifying or terminating the Lease, and that any attempted amendment, modification or termination thereof without such consent shall be void.

10. This assignment shall be governed by the laws of the State of Indiana.

11. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

12. The Assignor shall cause copies of all notices in connection with the Lease to be promptly delivered to the Trustee at ~~116 East Berry Street~~ 915 S Clinton, Fort Wayne, Indiana 46802, or at such other address as the Trustee shall designate.

IN WITNESS WHEREOF, the Assignor has signed this instrument as of the date first above written.

Bruce E. Winebrenner

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, personally appeared BRUCE E. WINEBRENNER, who acknowledged the execution of the foregoing Collateral Assignment of Lease and Rentals, and who, having been duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this ____ day of _____, 1981.

Signature _____

Printed _____
Notary Public

My Commission Expires: _____

County of Residence: _____

This instrument was prepared by Thomas K. Downs, Attorney ICE MILLER DONADIO & RYAN, 111 Monument Circle, Indianapolis, Indiana 46204 - (317) 635-1213

LESSEE'S CONSENT AND AGREEMENT
TO LEASE ASSIGNMENT

CONSENT AND AGREEMENT, dated as of February 1, 1981, of C. L. SCHUST COMPANY, INC., an Indiana corporation ("Lessee").

The Lessee, lessee under the Lease agreement dated as of February 1, 1981 ("Lease"), with BRUCE E. WINEBRENNER ("Assignor"), acknowledges receipt of a true copy of the Collateral Assignment of Lease and Rentals dated as of the date hereof ("Assignment"), from Assignor to INDIANA BANK AND TRUST COMPANY OF FORT WAYNE, a state banking association, as trustee ("Trustee"), pursuant to the Mortgage and Indenture of Trust dated as of the date hereof, and hereby:

1. Consents to all the provisions contained in the Assignment, insofar as the same pertain to the Lease, and agrees that the rights, powers, privileges and other benefits assigned to the Trustee thereby, and all remedies under the Lease may be enforced by the Trustee, separate and apart from, and without notice to or consent or joinder of, Assignor, or any mortgagee, secured party or assignee of the rights, powers, privileges or other benefits under the Lease not thereby assigned to the Trustee;

2. Waives as against the Trustee, its successors and assigns, all claims now or hereafter existing against Assignor under the Lease;

3. Agrees that until such time, if any, as the Assignment shall cease and terminate, the Lessee will pay to the Trustee, its successors and assigns, an amount equal to all Basic Rentals and other amounts (excepting only payable to Assignor rentals over and above Basic Rentals), payable to Assignor by the Lessee according to the terms of the Lease, without any abatement, reduction, defense, setoff, counterclaim or recoupment whatsoever, and will not surrender the Project subject to the Lease to any person other than the Trustee, or otherwise in accordance with written instructions delivered to it by the Trustee;

4. Agrees that it will not, without the prior written consent of the Trustee, enter into any agreement amending, modifying or terminating the Lease, and that any attempted amendment, modification or termination without such consent shall be void;

5. Agrees that it will remain obligated under the Lease in accordance with its terms and that it will not take any action to terminate, rescind or void the Lease (except with respect to obligations to pay rentals over and above Basic Rentals), notwithstanding any default by Assignor, the existence of any defense, setoff, counterclaim, or right or abatement, reduction or recoupment as between Assignor and the Lessee, the existence of any other liability or obligation of any kind or character on the part of Assignor to the Lessee or to any third person or governmental authority, or any bankruptcy or other proceedings affecting Assignor or any assignee thereof, or any action taken by any trustee or receiver of Assignor, or of any such assignee or by any court in any such proceeding; and

6. Warrants to the Trustee that the Lease is valid, in full force and effect, and is enforceable in accordance with its terms, the Lessee has made no advance payments of Basic Rental thereunder, and neither Assignor nor the Lessee is in default thereunder.

C. L. SCHUST COMPANY, INC.

By_____
Bruce E. Winebrenner, President

(SEAL)

Attest:

_____
Gertrude Rahe, Secretary-Treasurer

Accepted and agreed by the Trustee this _____ day of _____, 1981.

INDIANA BANK AND TRUST COMPANY OF FORT WAYNE

By_____

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, personally appeared Bruce E. Winebrenner and Gertrude Rahe, President and Secretary-Treasurer, respectively, of C. L. SCHUST COMPANY, INC., who acknowledged the execution of the foregoing Lessee's Consent and Agreement to Lease Assignment for and on behalf of C. L. SCHUST COMPANY, INC., and who, having been duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this _____ day of _____, 1981.

Signature _____

Printed _____
Notary Public

My Commission Expires:

_____ County of Residence _____

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, personally appeared _____, the Trust Officer of INDIANA BANK AND TRUST COMPANY OF FORT WAYNE, as Trustee, who acknowledged the execution of the foregoing Lessee's Consent and Agreement to Lease Assignment for and on behalf of INDIANA BANK AND TRUST COMPANY OF FORT WAYNE acting in its capacity as such Trustee, and who, having been duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this _____ day of _____, 1981.

Signature _____

Printed _____
Notary Public

My Commission Expires:

_____ County of Residence _____

This instrument was prepared by Thomas K. Downs, Attorney ICE MILLER DONADIO & RYAN, 111 Monument Circle, Indianapolis, Indiana 46204 - (317) 635-1213